

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA: } 13 11 04 } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Lewis E. Yates and Edna N. Yates

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.

, its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six thousand,
eight hundred thirty six & 40/100

Dollars (\$ 6,836.40) due and payable

in monthly installments of \$ 126.60, the first installment becoming due and payable on the 5th day of February, 19 77

and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and farther sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, to wit:

Lying and being on the southern side of Bramlett Road in a section sometimes known as Blue Ridge View near the city of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds:

BEGINNING at an iron pin on the southern side of Bramlett Road at the eastern edge of property formerly described as "woods" and running thence S. 31-35 E. 150 feet to an iron pin; thence S. 60-10 W. 100 feet to an iron pin; thence N. 31-35 W. 150 feet to an iron pin on the southern side of Bramlett Road; thence with the southern side of Bramlett Road N. 60-10 E. 100 feet to the point of beginning.

The premises hereinabove described are shown on Greenville County Tax Map, Sheet 328.1, Block 2, Lot 6.

DONNIE S. TANKESLEY
This is the same property conveyed from Emma E. Morris Willis by deed recorded 02-04-72,
14 Vol. 935, page 423.
APR 12 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

PAID AND SATISFIED IN FULL THIS 29703

4th DAY April 19 77

MCC FINANCIAL SERVICES, INC.

BY: Donna R. Walker Donnie S. Tankesley

Witness: Jeanette M. Wood Donnie S. Tankesley

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

L-1681-S.C. F.v. 1/74

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