

1501

GREENVILLE CO. S. C.

Total Note: \$4105.26
Advance: \$3241.59

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } 3191 MORTGAGE OF REAL ESTATE

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

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WHEREAS, Arnes H. Black
(hereinafter referred to as Mortgagor) is well and truly indebted unto MOC Financial Services, Inc.
its successors and assigns (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 principal sum of Three thousand,
Two hundred forty-one & 89/100 Dollars (\$ 3,241.59) plus interest of
Eight hundred sixty-one & 39/100 Dollars (\$ 861.39) due and payable in monthly installments of
\$ 113.98 the first installment becoming due and payable on the 25th day of October 19 78 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
the date of the note at the rate of seven per centum per annum, as to the amount of interest
this is the same property conveyed from George W. Black and others by deed recorded
06/15/77 in Vol. 1060, page 696.

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
fixed 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 premises.

TO HAVE AND TO HOLD the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described in fee simple absolute, that it has good right and is lawfully authorized
to sell, convey or encumber the same, and that the premises are free and **PAID AND SATISFIED** in full of all taxes and other charges specifically stated hereunder as follows:

TO HAVE AND TO HOLD the said premises unto the Mortgagee, its heirs, successors and assigns forever.
The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, to him and against the Mortgagee
and all persons claiming by, through or under the same as any part thereof.
The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of
taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any
further loans, advances, expenditures or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not
exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand
to the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the
Mortgagee against fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required
by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto the
payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the
Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss
directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue
construction until completion without interruption, and should in fact do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs
are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the
mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged
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.

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