

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

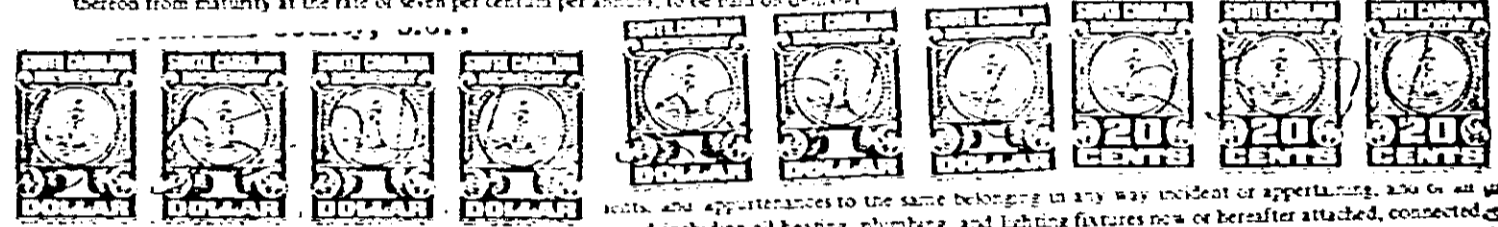
JUN 26 1974

MORTGAGE OF REAL ESTATE

BOOK 1314 PAGE 789
BOOK 75 PAGE 1934

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

WHEREAS, Charles Wright, Jr. and wife, Nellie Wright
(hereinafter referred to as Mortgagor) is well and truly indebted unto MOO 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 Nineteen thousand
three hundred sixty-nine and 56/100 Dollars (\$ 19,369.56) due and payable
in monthly installments of \$ 230.59, the first installment becoming due and payable on the 3 day of August, 1974
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.



rents, issues, and profits which may accrue to the same belonging in any way incident or appertaining, and to all fixtures, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, and 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 clear of all liens and encumbrances except as herein specifically stated otherwise as follows:

This is a first mortgage being subject to NONE.

The Mortgagor further covenants to warrant and forever defend the said premises unto the Mortgagee from and against all Mortgagor and all persons who ever lawfully claiming the same or any part thereof.

The Mortgagor 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 contract hereon. This mortgage shall secure the Mortgagee for any further loans, advances, rec advances or credits that may be made hereafter to the Mortgagor by the Mortgagee, to the extent that the total amount advanced 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 of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured against fire and theft, and in the event of loss or damage by fire or theft, the Mortgagee shall be held harmless and have assigned thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all such insurance premiums, and assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee 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 it fail to do so, the Mortgagee may, at its option, enter upon said premises and make whatever repairs are necessary, including the completion of any construction work underway, and charge the expense of such repairs to the Mortgagee debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fire and theft insurance premiums 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 attorney's fee as fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding, the net proceeds of such receiver, shall apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

L-1651-S.C. Rev. 1/74

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Paid in full and satisfied
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