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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

84237
BOOK 1382 PAGE 57
BOOK 50 PAGE 590

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Henry G. Staton and Linda H. Staton

(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 here with, the terms of which are incorporated herein by reference, in the sum of Seven thousand

Five Hundred and Sixty and 00/100 Dollars (\$ 7,560.00) due and payable

in monthly installments of \$ 126.00, the first installment becoming due and payable on the 10th day of April, 19 76

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 further 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: in Chick Springs Township, being known and designated as Lot No. 10 of a subdivision known as Dellvista Heights as shown on plat thereof prepared by C. O. Riddle, R. L. S. June 1963, recorded in the R. M. C. Office for Greenville County in Plat Book RR, Page 125, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Maria Louisa Lane, joint front corner of Lots Nos. 9 and 10 and running thence along the joint line of said lots, S. 30-58 W. 150 feet to an iron pin on the rear line of Lot. No. 16; thence along the line of that lot, N. 59-02 W. 52 feet to an iron pin at the rear corner of Lot No. 15; thence along the line of that lot, N. 73-59 W. 38 feet to an iron pin, rear corner of Lot. No. 11; thence along the line of that lot, N. 22-13 E. 158.6 feet to an iron pin on the southern side of Maria Louisa Lane; thence along the southern side of Maria Louisa Lane, S. 63-37 E. 38 feet to an iron pin; thence continuing along the southern side of Maria Louisa Lane S. 59-02 E. 75 feet to the beginning corner

Concatted
Donnie S. Jenkins
REC
5793

FILED
AUG 22 1977
LEWIS-TAMMERSLEY
M.C.

AUG 22 1977

RECORDED IN FULL THIS
16 DAY OF AUGUST 1977
MCC FINANCIAL SERVICES, INC.

MAR 10 1976
LEWIS-TAMMERSLEY

Together with all and singular rights, members, hereditaments, and appurtenances in any way incident or appertaining to the same, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter installed 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.

(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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