

0487

FEB 20 1974
DOONES MARKETS

93317

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1302 PAGE 261
BOOK 40 PAGE 487

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, We, Paul Herman Cooper and Nina A. Cooper

(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

Beginning at an iron pin on the Southwest Side of Harrington Avenue at Joint front corner of Lots 54 and 55 and runs thence with the line of Lot 54 S 39-25 W, 175 feet to an iron pin; thence N. 50-35 W, 70 feet to an iron pin; thence with the line of Lot 56 N 39-25 E, 175 feet to an iron pin on the Southwest side of Harrington Avenue thence along Harrington Avenue S. 50-35 E, 70 feet to the beginning corner.

This is the same property conveyed to me by deed of Pierce Pollard Jr., dated September 30, 1961, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 683, Page 203.

AUG 2 1974
DOONES MARKETS



Witness:
Nina A. Cooper
Paul H. Cooper
Sandra F. Baker

PAID AND SATISFIED IN FULL THIS
28 DAY July, 1974
MCC FINANCIAL SERVICES, INC.
BY: [Signature]

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.

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 construction until completion without interruption, and agrees to see to the completion of such construction to the extent 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.

4328 RV-2