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Should this note or any part of the indebtedness evidenced hereby be collected by law or through an attorney at law, the holder shall be entitled to collect and the parties hereto agree to pay, in addition to all other sums due hereunder, a reasonable attorney's fee, and all cost and expenses in that behalf incurred.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, We, Samuel J. and Doris Rhodes Whitner,

MCC FINANCIAL SERVICES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MOTOR CONTRACT COMPANY~~ **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 **Two Thousand/Nine Hundred/Seventy-Six Dollars and No/100's** Dollars (\$ 2,976.00) due and payable in monthly installments of \$ 62.00, the first installment becoming due and payable on the 23 day of August, 1973, at the center of branch; thence with branch as the line, the traverse lines of which are S. 10-01 E. 102.7 feet to an iron pin, S. 0-43 E. 223 feet to pin in line of property now or formerly of Abercrombie; thence with line of said property, S. 45-58 W. 560 feet to the point beginning.*

Together with all and singular rights, members, hereditaments, and appurtenances to the premises, together with all and singular rents, issues, and profits which may arise or be had therefrom, and all and singular fixtures, now or hereafter attached, connected, or fitted thereto in any manner, and all and singular fixtures and equipment, other than the usual household furniture, be and remain in full satisfaction of the debt hereby secured, together with all and singular rights, members, hereditaments, and appurtenances to the premises, together with all and singular rents, issues, and profits which may arise or be had therefrom, and all and singular fixtures, now or hereafter attached, connected, or fitted thereto in any manner, and all and singular fixtures and equipment, other than the usual household furniture, be and remain in full satisfaction of the debt hereby secured, together with all and singular rights, members, hereditaments, and appurtenances to the premises, together with all and singular rents, issues, and profits which may arise or be had therefrom, and all and singular fixtures, now or hereafter attached, connected, or fitted thereto in any manner, and all and singular fixtures and equipment, other than the usual household furniture, be and remain in full satisfaction of the debt hereby secured.

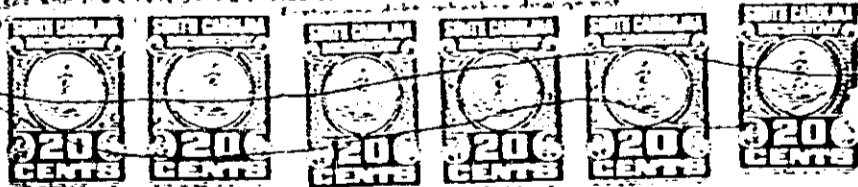
TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns, forever. The Mortgagor covenants that this lawfully seized of the premises herein described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as herein specifically stated as follows:

THIS IS THE first mortgage, being second to none. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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 of 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 loss by fire and any other hazards specified by 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 loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor 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

L-101-SC.



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