

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1385 PAGE 759

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 47 PAGE 141

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

WHEREAS, Clinton D. Gates and Beth C. Gates

(hereinafter referred to as Mortgagee) is well and truly indebted unto MOC Financial Services, Inc.

its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirteen thousand seven hundred eighty one and 04/100 Dollars (\$ 13,781.04) due and payable in monthly installments of \$ 164.06, the first installment becoming due and payable on the 05 day of June, 1976 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.

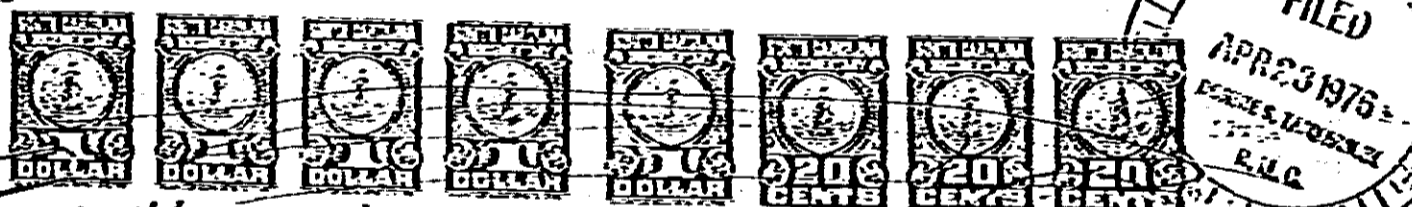
WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagee, 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 Mortgagee 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 Mortgagee 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:

All that piece, parcel or lot of land situated, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and being known and designated as Lot No. 23, E. Pinehurst Drive (now Idlewood Drive), Helen M. Poe Property, as shown on plat thereof recorded in the REC Office for Greenville County, South Carolina in Plat Book P, Page 65.

This being the same property conveyed to the grantors by deed dated September 6, 1966 recorded in the REC Office for Greenville County in Deed Book 805, Page 552.



PAID AND SATISFIED IN FULL THIS 18 DAY March, 1977
BY: Donnie & Linsley
28309 MOC FINANCIAL SERVICES, INC.
Donnie & Linsley

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any and all respects, 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 intent of the parties hereto that all such fixtures and appurtenances, other than the usual household furniture, be considered a part of the real estate.

(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 mortgagee 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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