

FILED  
GREENVILLE CO. S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.00

41316  
BOOK 1414 PAGE 79  
53 PAGE 801

WHEREAS: Walter Jones, Sr.

MCC Financial Services, Inc.

(hereinafter referred to as Mortgagee) is well and truly indebted unto \_\_\_\_\_ 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 Two thousand, seven hundred sixty two & 70/100 Dollars (\$ 2,762.70) due and payable in monthly installments of \$ 92.09, the first installment becoming due and payable on the 1st day of December, 1977 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 purposes

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

BEGINNING at an iron pin 112.3 feet from northeast corner of Lot 17, said lot being on south side of Joe Lewis Ave., and running thence along rear lines of Lots 17 and 18, N. 61-00 W. 80 feet to an iron pin at southwest corner of Lot 18 and southeast corner of Lot 21; thence along rear line of Lot 21, N. 75-05 W. 41 feet to an iron pin at northeast corner of Lot 22; thence along rear line of Lot 22, S. 29-00 W. 40 feet to an iron pin at southeast corner of Lot 22; thence S. 61-00 E. 120 feet to an iron pin on an 18.5 foot alley; thence along said alley, N. 29-00 E. 50 feet to the point of beginning.

Being the same property conveyed from Walter Jones and Annie Mae Jones by deed recorded on January 5, 1973 in Vol. 964 at page 364.

*Donnie S. Tankersley*  
R.M.C.

610 2 DE 20 77 1168

PAID AND SATISFIED IN FULL THIS

16th DAY December 1977

MCC FINANCIAL SERVICES, INC.

BY: *Donnie S. Tankersley*



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the 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.