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SEP 13 1974

STATE OF SOUTH CAROLINA
COUNTY OF _____

MORTGAGE OF REAL ESTATE
IN ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 1322 PAGE 553
BOOK 57 PAGE 488

WHEREAS, Marshall E. and Elizabeth Jones, Jr.
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. of Greenville, S.C.
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 Five thousand one
hundred and sixty dollars & 00/100 Dollars (\$ 5160.00) due and payable
in monthly installments of \$ 86.00, the first installment becoming due and payable on the 28th day of September, 19 74
and the installments becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid with interest.

BEGINNING at an iron pin on the East side of New State Highway No. 14, joint corner of Tracts 15.,
18 and 17, running thence with line of Tract No. 16, N. 51-19E. 640 feet to an iron pin; thence
N. 41-31 W. 137 1/2 feet to Mahaffey's corner; thence with Mahaffey's line, approximately S. 50-21 W.
522 feet, more or less, to a stake on the East side of New State Highway No. 14; thence S.
39-48 E. 137 1/2 feet to an iron pin, the beginning corner, containing 1.89 acres, more or less.

MAY 10 1978
MAY 10 1978 33-196
PAID AND SATISFIED IN FULL THIS
19th DAY of May, 1978
MCC FINANCIAL SERVICES, INC.
BY: Janet K. [Signature]
[Signature]
GOTC ----- MAY 10 78 456 1.0001

insured 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 the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are 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.

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