

FILED AUG 6 1974 MORTGAGE OF REAL ESTATE
 STATE OF SOUTH CAROLINA COUNTY OF Greenville
 BOOK 64 PAGE 438
 BOOK 1319 PAGE 135

TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.
 WHEREAS, William Henry Cantrell and Patricia K. Cantrell
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCG 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
 Six Thousand Two Hundred Fifty Three Dollars and 80/100- Dollars (\$ 6253.80) due and payable
 in monthly installments of \$ 74.45, the first installment becoming due and payable on the 10 day of September, 19 74
 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 Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account
 for taxes, insurance premiums, public assessments, repairs, or for any other purposes:
 NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further
 debts and other obligations for which the Mortgagor 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
 Mortgagor 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 parcel or lot of land situate, lying
 and being on the south side of Pennsylvania Ave. in the city of Greer, Chick Springs
 Township, Greenville, County, State of South Carolina, designated as lot No. 31
 and a small portion of Lot No. 30 of the I.O. Robinson Property recorded in Plat
 Book "P", page 157, R.M.C. Office for Greenville County, and said lot fronting
 60 Feet on Pennsylvania Avenue, with a rear line of 62.1 feet, and a depth of
 approximately 160 feet.

This is the same property conveyed to Terril H. Vaughn and W. Keith Vaughn by
 Mae Atkins by deed recorded in Deed Book 671, page 59, R.M.C. Office for Greenville
 county.

DONNIE S. TANKERSLEY
 R.M.C. Office for Greenville
 FEB 16 1979
 PH 1 2 3 4 5 6

PAID AND SATISFIED IN FULL THIS
 5th Day of February 1979



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
 fixed 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
 (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.