

FILED  
 JUL 30 1974  
 STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville  
 MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 1318 PAGE 251  
 VOL 65 PAGE 135

WHEREAS, Joe V. Freeman  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto 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  
Four Thousand Four Hundred Sixty Nine Dollars and 64/100 Dollars (\$ 4469.64 ) due and payable  
 in monthly installments of \$ 53.21 , the first installment becoming due and payable on the 20th day of August , 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  
 sums 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 lot of land in the county of Greenville, state  
 of South Carolina, known and designated as Lot No. 30, Section 1, on plat of Oak Crest sub-  
 division, recorded in the R.M.C. Office for Greenville County, S.C. , in the plat book GG,  
 pages 130 and 131; said lot having a frontage of 70 feet on the northwest side of Templewood  
 Drive, a depth of 150 feet to the westerly side, a depth of 150 feet on the easterly side, and  
 a rear width of 70 feet.

This is the same lot of land conveyed to grantor by Brown, Inc. by deed recorded May 1, 1957  
 in deed volume 576 page 79.

PAID AND SATISFIED IN FULL THIS 9th DAY of March 1979  
 MCC FINANCIAL SERVICES, INC.  
 BY: Donnie S. Tankersley Manager  
 Witness: Jeannette M. Hood

FILED  
 GREENVILLE CO. S.C.  
 MAR 19 8 40 AM '79  
 DONNIE S. TANKERSLEY  
 R.M.C.  
 0-26807  
 MAIL ROOM  
 MAR 19 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  
 fitted 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  
 considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 otherwise as follows:

- (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  
 mortgagee 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.