

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED

APR 7 1977

MORTGAGE OF REAL ESTATE

VOL 65 PAGE 690
BOOK 1394 PAGE 91

DONNIE & TANKERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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

WHEREAS, Wade B. Campbell and Creola S. Campbell

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852
Greenville, S.C. 29602

, 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

four hundred thirty two and 48/100 Dollars (\$ 6,432.48) due and payable

in monthly installments of \$ 89.34 , the first installment becoming due and payable on the 05 day of May , 1977

and the Mortgagor has granted unto the Mortgagee as hereinafter set forth 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Northern side of West Earle Street and being shown on Plat of PROPERTY OF NINA G. MANN ESTATE, prepared by Carolina Surveying Co., dated September 10, 1975 recorded in the RMC Office for Greenville County, S.C. in Plat Book 5 N at Page 24, and having according to said plat the following metes and bounds, to - wit:

BEGINNING at an iron pin on the northern side of West Earle Street at the corner of property owned by Cheek, which point is 490 feet from the northwestern corner of the intersection of West Earle Street and Robinson Street and running thence along the northern side of West Earle Street N. 86-00 W 65 feet; thence N. 1-05 E. 207.8 feet; Thence N. 86-06 W. 35.3 feet; thence N. 1-05 E. 57.8 feet to line of property of Etca H. Vaughn; thence along the line of Vaughn property S. 86-06 E. 90.4 feet; thence S. 1-95 W. 14.6 feet; thence S. 86-06 E. 10 feet; thence S. 1-05 W. 251.1 feet to the point of beginning;

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This is the same property conveyed to Wade B. Campbell and Creola S. Campbell from James R. Mann, Joseph G. Mann, et al by deed recorded 11/06/75, in volume 1026, page 825 and 827.

PAID AND SATISFIED IN FULL THIS

11th DAY April , 1979

MCC FINANCIAL SERVICES, INC.

Together with all and singular rights, members, hereditaments and appurtenances to the same in any way appertaining, and of all the rents, issues, and profits which may arise or be had therefrom and existing in being, planting 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 building, make whatever repairs 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.