

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 67 PAGE 361  
BOOK 1402 PAGE 329

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

WHEREAS, Curtis O. Chambers and Laverne Chambers AKA Dora D. Chambers  
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., 123 W. Antrim Dr., 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 Six Thousand Forty Dollars & 02/100 Dollars (\$ 6040.02 ) due and payable in monthly installments of \$ 143.81, the first installment becoming due and payable on the 20th day of July, 19 77 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:

On the western side of Stratford Road, being known and designated as Lot No. 101 as shown on plat entitled South Forest Estates, dated August 29, 1955, prepared by Pickell & Pickell, and recorded in the R. M.C. Office for Greenville County, South Carolina, in Plat Book "CG" at Page 181, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Stratford Road at the joint front corner of Lots Nos. 101 and 102 and running thence with the common line of said Lots, S. 84-41W 125 feet to an iron pin; thence running N. 5-20 W. 85 feet to an iron pin at the joint rear corner of Lots Nos. 100 and 101; thence with the common line of said Lots, N. 84-41E. 125 feet to an iron pin on the western side of Stratford Road at the joint front corner of Lots Nos. 100 and 101; thence with the western side of Stratford Road; S. 5-20 E. 85 feet to the point of beginning.

This is the same property conveyed from Hubert Ray Pruitt and Georgia A. Pruitt by deed recorded June 4, 1973, in Vol. 976, Page 59.

PAID AND SATISFIED IN FULL THIS

11th DAY of July, 1979  
MCC FINANCIAL SERVICES, INC.  
BY: *[Signature]*

DONNIE S. TANKERSLEY  
Pruitt and Georgia A. Pruitt by  
FILED  
JUN 15 1979  
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

37392

JUN 15 1979

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

(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.

0361

4328 RV-2