

FILED

APR 13 1977

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

1394 520
 70 256

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

WHEREAS, Hattie Harper and Moses Divilin
 (hereinafter referred to as Mortgages) as well and truly indebted unto MCC Financial Services, Inc., P.O. Box 2852
Greenville, S.C. 29602, its successors and assigns from the mortgage referred to as Mortgage as evidenced by the
 Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eighteen thousand
nine hundred twenty nine and 40/100 Dollars (\$ 18,929.40) due and payable
 in monthly installments of \$ 225.35, the first installment becoming due and payable on the 05th day of May, 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 Mortgage may hereafter become indebted to the said Mortgage for such further sums as may be advanced to or for the Mortgage's account
 for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

NOW, KNOW ALL MEN, that the Mortgage, 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 Mortgage may be indebted to the Mortgage at any time for advances made to or for his account by the Mortgage, the
 Maximum Outstanding at any given time not to exceed the amount stated above, and also in consideration of the further sum of Three Dollars (\$3.00) to the
 Mortgage in hand well and truly paid by the Mortgage 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 Mortgage, 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
 Master for Greenville County by deed recorded 06/14/66 in Volume 800, page 208.



Together with all and singular rights, mentions, hereditaments, and appurtenances to the same belonging in any way whatsoever, and in all the
 rents, issues, and profits which may arise or be had thereon, 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
 considered a part of the real estate.

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

The Mortgage warrants that it is lawfully seised of the premises hereinafter 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 may be stated otherwise as follows:

This is a first mortgage.

PAID AND SATISFIED IN FULL THIS
 12th DAY of March 1980
 MCC FINANCIAL SERVICES, INC.
 BY: [Signature]
 Witness: [Signature]

The Mortgage further warrants to warrant and secure to and for the Mortgage, its heirs, successors and assigns, and to defend the Mortgage
 and all persons whomsoever lawfully claiming the same in any part thereof.

The Mortgage further warrants and agrees as follows:
 (1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, in the option of the Mortgage, for the payment of
 taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any
 further loans, advances, expenditures or credits that may be made hereafter to the Mortgage by the Mortgage so long as the actual indebtedness thus secured does not
 exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand
 of the Mortgage unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured so may be required from time to time by the
 Mortgage against loss by fire and any other hazard specified by Mortgage, in an amount not less than the mortgage debt, or in such amounts as may be required
 by the Mortgage, and in companies acceptable to it, and that all such policies and amounts thereof shall be held by the Mortgage, and have attached thereto loss
 payable clauses in favor of, and in favor payable to the Mortgage, and that it will pay all premiums thereon when due, and that it does hereby assign to the
 Mortgage 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 Mortgage, 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 Mortgage may, in its option, either 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, in 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 Mortgage 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 so used hereby.

L1615C, Pg. 1/2

0250

4328 RV-2