

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto.

WITNESS the Mortgagor's hand and seal this 23rd day of January, 1976

SIGNED, sealed and delivered in the presence of David R. Rhoder and Sandra F. Baber

Signatures of William H. Cunningham, Elizabeth Farley Cunningham, and another Elizabeth Farley Cunningham, all with (SEAL) markings.

STATE OF SOUTH CAROLINA COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s) he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of January, 1976

Notary Public for South Carolina, signature of David R. Rhoder

Signature of David R. Rhoder (S)

STATE OF SOUTH CAROLINA COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of January, 1976

Notary Public for South Carolina, signature of David R. Rhoder

Signature of Elizabeth Farley Cunningham (SEAL)

ASSIGNMENT

For valuable consideration, the undersigned mortgagee named in the foregoing mortgage does hereby sell, transfer, assign and set over unto MCC Financial Services, Inc. all of its right, title and interest in the foregoing mortgage.

This ___ day of ___, 19___ In the presence of:

Name of Mortgagee (Dealer) (SEAL)

By: Title

STATE OF SOUTH CAROLINA COUNTY OF

Personally appeared before me, the undersigned witness, who being duly sworn says that (s) he saw the within named ___ by its duly authorized officer sign, seal and as the act and deed of said corporation deliver the within Assignment and that (s) he together with the other witness whose name is subscribed above witnessed the execution thereof.

Sworn to and Subscribed before me this the ___ day of ___, 19___

Signature of First Witness

Notary Public, Register of Means Conveyance Greenville County, four 50-cent stamps

RECORDED JAN 29 '76 At 1:23 P.M. 19258

MORTGAGE OF REAL ESTATE, MCC Financial Services, Inc., P.O. Box 2852, Greenville, S.C. 29602



STATE OF SOUTH CAROLINA, JAN 29 1976, 19258

Vertical text on the left margin: \$8,800, Buenvista Ave., (Eastlan Ave.), Carolina Court

Vertical text on the right margin: 2-RV-2, 1328