

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this 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...

WITNESS the Mortgagor's hand and seal this 15 day of April, 19 76.

SIGNED, sealed and delivered in the presence of Sandra F. Balbon

Clinton D. Gates (SEAL) Beth C. Gates (SEAL)

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 15 day of April, 19 76.

Mary D Jones (SEAL) Notary Public for South Carolina 5/9/83

C. L. [Signature] (L. 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 mortgagor(s) and the mortgagor'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 15th day of April, 19 76.

Mary D Jones (SEAL) Notary Public for South Carolina 5/9/83

Beth C. Gates (SEAL)

ASSIGNMENT

For valuable consideration, the undersigned mortgagor 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:

STATE OF SOUTH CAROLINA COUNTY OF

Name of Mortgagee (Dealer) (SEAL) By: Title

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

RECORDED APR 23 '76 AT 10:30 A.M.

27318

\$ 13,781.04 RETURN TO: Lot 23 East Pinehurst Dr., (Idlewood Dr.)

Register of Mesne Conveyance Greenville County

I hereby certify that the within Mortgage has been this 23rd day of April, 19 76

Clinton D. Gates & Beth C. Gates TO MORTGAGEE MCC Financial Services, Inc. Greenville, S.C. 29602 MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA 27318

27318