

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.
13 8 27 1978

MORTGAGE OF REAL ESTATE

BOOK 1438 PAGE 35

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

WHEREAS, I, Jessie M. Sullivan aka Jessie Sullivan
(hereinafter referred to as Mortgagor) is well and truly indebted unto MJC Financial Services, Inc.
Anderson, 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 principal sum of Ten Thousand
One-Hundred Eighty-Five Dollars and Forty-Three Cents Dollars (\$ 10,185.43) plus interest of
Six-Thousand Three-Hundred Twenty-Four & .77/100 Dollars (\$ 6,324.77) due and payable in monthly installments of
\$ 196.55, the first installment becoming due and payable on the 15th day of August, 19 78 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
All that piece, parcel, or tract of land lying, being and situate in the county and state
aforesaid, and in Oaklawn Township containing 8.9 Acres, more or less and designated as tract #
2 of the property of W.S. Meekins Estate as shown on a plat prepared by T.O. Riddle, Surveyor,
in January 1961, and having the following metes and bounds according to said plat to wit;
beginning at a point on the western edge of the Chapman Grove Road and crossing an iron pin in
the eastern edge of said road 25.3' from said beginning point, N 45- 31 E 337.8' along the line
of land of Willie C. and Jessie Sullivan 2.07 acre tract to an iron pin; thence continuing along
the said 2.07 acre tract of land S 81-35 E. 209' to an iron pin; thence with the same joint
line of the said 2.07 acre tract S.8-25 W. 209' to an iron pin in line of tract #4 and joint
corner with tract #2A; thence with the joint line of tract #4 and along the joint line of tract
#3 N 35-00 E. 964' to a point, joint corner with tract #3 on the Mary Henry Chapman line in
or near Horse Creek; thence with the creek as a line 34' to an iron pin; thence N 66-25 W along
said creek 230.5' to an iron pin; thence S. 88-54 W. 221.5' to an iron pin corner with tract #1 of
the W. S. Meekins Estate in or near Horse Creek; thence along the joint line of Tract #1, and
measuring a distance of 49.2' from an iron pin in the eastern edge of said road before reaching
said point; thence from the western edge of said road S. 25-45 E 83' to the point of beginning
and bounded by tracts #1, #3 and #4 of the W.S. Meekins Estate property, Horse Creek, lands of
Chapman across Horse Creek, and the 2.07 acre tract of Willie C. and Jessie Sullivan, and the
Chapman Grove Road, and lands of James T. Stewart across said road.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the
rents, issues, and profits which may arise or be had therefrom, and 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.

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:

First Lien Second to None.

The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor
and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of
taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any
further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total 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 Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the
Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required
by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss
payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the
Mortgagee 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 Mortgagee, to the extent of the balance owing on the Mortgagee 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 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 receive, shall
apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

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