

FILED
 GREENVILLE COUNTY
 STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville } 3 03 PM '76
 DONNIE S. TANKERSLEY
 R.M.C.

40367
 BOOK 40 PAGE 183
 BOOK 1293 PAGE 115

WHEREAS, Larry K. Matney and Gloria S. Matney

MCC Financial Services, Inc.
 (hereinafter referred to as Mortgagor) is well and truly indebted unto ~~MCC FINANCIAL SERVICES, INC.~~
 OF Greenville, 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
 Four Thousand One Hundred Forty Dollars and NO/100-----Dollars (\$ 4,140.00) due and payable
 in monthly installments of \$ 69.00, the first installment becoming due and payable on the 25th day of October, 1973
 and a like installment becoming due and payable on the same day of each successive month thereafter.

This is the same property conveyed to the grantor herein by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 969 at Page 647.

GREENVILLE CO. S.C.
 JUL 19 1 47 PM
 DONNIE S. TANKERSLEY
 R.M.C.
 JUL 19 1976
 PAID \$ 1.00
 JULY 19 1976
 DONNIE S. TANKERSLEY
 R.M.C.
 TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

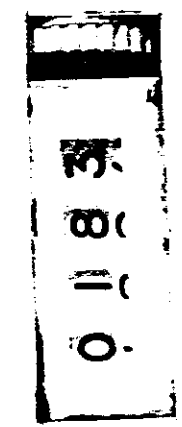
Together with all and singular rights, members, hereditaments, and appurtenances, and all things belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had hereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any way, and all other things which may be considered a part of the real estate.

The Mortgagor covenants that it is lawfully seized of the premises hereabout 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:

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.



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