

RECORDED

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

BOOK 41 PAGE 215
BOOK 1370 PAGE 539

WHEREAS, Edna E. Wilson
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.
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
Three Hundred Twenty Dollars & No/100 ----- Dollars (\$ 4320.00) due and payable
in monthly installments of \$ 120.00 , the first installment becoming due and payable on the 20th day of July , 19 76
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:

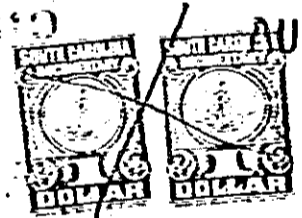
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further
sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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 , to-wit:

Near the town of Fountain Inn, and having, according to a plat prepared by C. F. Webb,
R.L.S. on November 1, 1971, the following netes and bounds, to-wit:

BEGINNING at an iron pin in or near the northern edge of Wenck Circle, said pin
measuring a distance of 556.6 feet northwest of the intersection of said circle, with
the Jones Mill Road; and running thence with Wenck Circle N. 66-40 W. 75 feet to an
iron pin, corner with lot of Robert L. Wilson (Lot 20); thence with joint line of
Wilson N. 23-20 E. 150 feet, corner with Wilson; thence with back line of Wilson lot
N. 66-40 W. 75 feet to an iron pin; thence N. 23-20 E. 158.4 feet to an iron pin;
thence in a southeasterly direction 162 feet, more or less to a point on line of
Lot 22; thence S. 23-20 W. 252 feet, more or less to an iron pin in or near the edge
of Wenck Circle, the beginning point; and bounded by Wenck Circle, Robert L. Wilson,
other land of the Grantor, Lot 22 and others. 58'0"

PAID AND SATISFIED IN FULL THIS
20th DAY July 19 76
BY: Donnie S. Tankersley
MCC FINANCIAL SERVICES, INC.
Wit: Von Edwards
Wit: Sandra F. Batson



FILED
GREENVILLE CO. S.C.
AUG 30 1 29 PM '76
DONNIE S. TANKERSLEY
R.H.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the
uses, 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
and empowered to execute these presents, and to charge the premises with the mortgage hereinbefore made, and to 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 receiver, shall
apply the residue of the rents, the issues and profits toward the payment of the debt secured hereby.

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