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JUL 25 1975

Pl. Det. 83925  
BOOK 1344 PAGE 743  
BOOK 43 PAGE 591

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.

WHEREAS, Mr. Kinsland S. Hooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services

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 Three thousand seven hundred and twenty and 00/100 Dollars (\$ 3720.00 ) due and payable in monthly installments of \$ 62.00, the first installment becoming due and payable on the 20th day of August, 19 75 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.

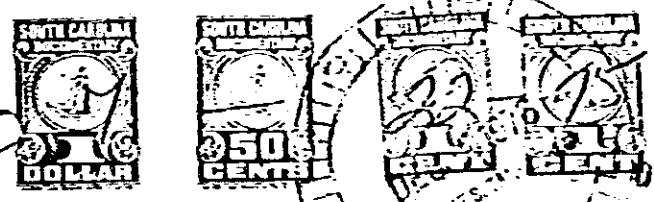
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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: lying on the northern side of Pine Grove Road, being known and designated as Lot 29 and a small triangular portion of Lot 28 of a subdivision known as Pine Grove Heights as shown on plat thereof being recorded in the R.M. C. Office for Greenville County in Plat Book Y at Page 87 and having, according to a more recent plat prepared for Kinsland S. Hooper, by R. B. Bruce, R. L. S., dated April 27, 1971 the following metes and bounds to-wit;

BEGINNING at an iron pin on the northern side of Pine Grove Road, joint front corner of Lots 28 and 29 and running thence with a new line through Lot 28, N. 19-47 E. 160.8 feet to an iron pin; thence S. 64-30 E. 16 feet to an iron pin, joint rear corner of Lots 28 and 29; thence S. 64-30 E. 185 feet to a point; thence continuing to the center of old creek run as the property line; thence following the old creek run as the property line, the traverse line of which is S. 31-36 W. 154.4 feet to an iron pin; thence leaving the center of old creek run as the property line and running ~~along the~~ northern side of Pine Grove Road, N. 66-44 W. 167.7 feet to an iron pin, joint ~~front~~ corner of Lots 28 and 29, the point of beginning.

100M



PAID AND SATISFIED IN FULL THIS  
30-DAY  
MCC FINANCIAL SERVICES, INC.  
BY: Sandra F. Balson  
DEC 2 1976 16950

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, taxes or other assessments on 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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