

GREENVILLE CO. S.C. FILED
 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 DONNIE S. TANKERSLEY R.M.C.

40376
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WHEREAS, Sammie Lee Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. (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 Twenty Three Thousand Five Hundred Seventy Seven and 96/100-----Dollars (\$ 23,577.96) due and payable in monthly installments of \$ 230.96, the first installment becoming due and payable on the 11th day of November, 1973 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:

23 and 24, and running thence N. 2-41 E., 134.1 feet to an iron pin; thence N. 07-13 W., 134.1 feet to an iron pin on Lynch Drive; thence along the Eastern side of Lynch Drive, S. 2-41 W., 109.1 feet to an iron pin; thence with the curve of the intersection of Lynch Drive with Blossom Drive the chord of which is S. 42-19 E., 35.4 feet to an iron pin; thence with the Northern side of Blossom Drive, S. 87-18 E., 50 feet to an iron pin, the beginning corner. The above described property is hereby conveyed subject to restrictions applicable to Kennedy Park recorded in the R.M.C. Office for said County and State in Deed Book 773, page 527, and to rights of way and easements shown on the aforementioned recorded plat and appearing of public recorded plat and appearing of public record.

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:

PAID AND SATISFIED IN FULL THIS JUN 27 1977
 DONNIE S. TANKERSLEY
 MCC FINANCIAL SERVICES, INC.
 BY: [Signature] 35946

(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 Mortgage debt, whether due or not.

