

9696

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.

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MAR 28 1977

WHEREAS, Linwood R. McDowell and Doris J. McDowell  
(hereinafter referred to as Mortgages) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box  
2852 Greenville, S.C. its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the  
Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three thousand  
two hundred fifty seven and 76/100 Dollars (\$ 3,257.76 ) due and payable  
in monthly installments of \$ 135.74 the first installment becoming due and payable on the 20th day of April 1977

BEGINNING at an iron pin on the Western side of Strawberry Drive at the joint  
corner of Lots 28 and 29; thence along the common line of said lots, N. 86-55  
W. 158 feet to an iron pin; thence along the rear line of Lot #28 N. 3-10, E.,  
E. 158 feet to an iron pin; thence along the common line of Lots 27 and 28; S. 86-55  
E. 158 feet to an iron pin on the Western side of Strawberry Drive; thence along  
said Drive, S. 3-10 W. 80 feet to the point of beginning.

This is the same property conveyed to Linwood R. McDowell and Doris J. McDowell  
by Deed recorded 08/19/71 and recorded in Volume 923 at page 194, From Motor Contract  
Crested Co.

PAID AND SATISFIED IN FULL THIS  
28th DAY September 1977  
MCC FINANCIAL SERVICES, INC.  
BY: [Signature]  
Witness: [Signature] M. Good

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 Mortgagee covenants that it is lawfully seized of the premises herein described in fee simple absolute, that it has good right and is lawfully authorized  
to convey or encumber the same, and that the premises are free and clear of all taxes and encumbrances except as herein specifically stated otherwise as follows:

- (1) This is a second mortgage, subject only to the first held by Fidelity Federal
- (2) 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.
- (3) 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.
- (4) 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 proceedings 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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