

FILED
 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.
 40864
 5504 1330 PAGE 411
 BOOK 56 PAGE 349

WHEREAS, Lucille H. Poper
 (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 Nine Thousand Three Hundred Thirty-Five Dollars & 52/100 Dollars (\$ 9335.52) due and payable in monthly installments of 329.66 , the first installment becoming due and payable on the 5th day of November , 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.

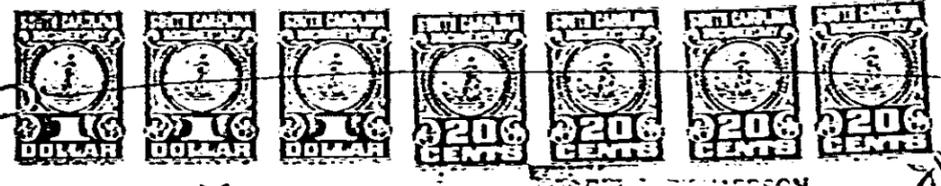
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 debts 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:

Being known and designated as Lot No. 11 as shown on plat of Elizabeth Heights, recorded in Plat Book F, Page 298, REC Office for Greenville County.

This is the same property conveyed to Lucille H. Poper by Ruth M. Pearson by deed dated May 31, 1976, recorded in Vol. 1040, Page 926.



Donnie S. Tankersley
 28521

PAID AND SATISFIED IN FULL THIS
25th DAY March , 19 78
 MCC FINANCIAL SERVICES, INC.
 BY: *[Signature]*
Howard Poper - witness

FILED
 GREENVILLE CO. S.C.
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 DONNIE S. TANKERSLEY
 R.M.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 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 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.

(CONTINUED ON NEXT PAGE)