

696

STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville

BOOK 1406 PAGE 164  
 4/2/79  
 58 PAGE 692

AUG 4 1977

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

WHEREAS, Agnes H. Black  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc., 123 W. Antrim Dr., Greenville, S. C., 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 Two Thousand Seven Hundred Twenty-One Dollars & 96/100 Dollars (\$ 2721.96 ) due and payable in monthly installments of \$ 75.61, the first installment becoming due and payable on the 25th day of August, 19 77 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:

Being on the Southeastern side of Red Stone Street near the City of Greenville, County of Greenville, S. C., being shown as Lot Number 15, Block D on plat of Summitt View, recorded in the RMC Office for Greenville County in Plat Book A, Page 75, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeast side of Red Stone Street at the corner of Lot 15 and a 10' 65th line, and running thence along the South side of said alley S. 50-00 E. 150 feet to an iron pin at the corner of another alley; thence with the line of lot 16 N. 50-00 W. 150 feet to an iron pin on the Southeast side of Red Stone Street; thence along the Southeast side of Red Stone Street N. 40-00 E. 50 feet to the beginning corner.

This is the property conveyed from George W. Black and others by deed recorded July 13, 1977, in RMC 1060, page 696.



PAID AND SATISFIED IN FULL THIS  
 20th DAY of June, 1978  
 MCC FINANCIAL SERVICES, INC.  
 BY: *[Signature]*  
 JUN 22 1978

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 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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