Total Note: \$3,716.40 Total Adv.: \$2,536.04 MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA 900k 1428 FAGE COUNTY OF Greenville TO MLL WHOM THESE PRESENTS MAY CONCERN: THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000. 63 PAGE 10 IONNIE S. TANKERSLEY WHEREAS, Lois J. Brown MCC Financial Services, Inc. (hereinalter referred to as Mortgagor) is well and truly inhibited unto  $_{-}$  , its successors and assigns forever thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the principal sum of \_\_Two\_thousand, five hundred thirty six & 04/101 Oppethounand.oppehindred eightysk 360100 oner randstol 180 360 k. Jackson, enemce pro- -🚅 ceeding 150 feet to a southerly direction to an iron along other lands of Milward K. 🏒 Jackson, Thence proceeding 100 feet in a westerly direction to an iron pin along lands of Milward K. Jackson and public road, and back to a point of beginning more particularly described as follows, bounds west by lands of A. L. Allundau, north and east by Milward Corcallat K. Jackson and south by public road paved. Dannie & Bolesilas This is the same property conveyed from Charles D. and Judith 6. Bartram by deed recorded August 9, 1974 in Vol. 1004, page 551.

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:

MCC Financial Services in the amount of \$11,128.32 recorded August 8, 1977 in Vol. 1406, at page 461.

The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows

AND SATISFIED INJULL THIS

(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 Danes, 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 Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All mans so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand to the Mortgagee number otherwise monded in minimum. -14 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 characteristic 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 Mortgagee debt, whether due or not.

(3) 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 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 including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the

(4) 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.

(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 Gaid premises are occupied by the mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall have been contained in the country of the rents. The issues and profits toward the payment of the debt secured hereby.

L-1681-S.C. Rev. 3/78