

STATE OF SOUTH CAROLINA  
 COUNTY OF Greenville  
 FILED  
 AUG 5 1976  
 DONNIE S. TANKERSLEY  
 MORTGAGE OF REAL ESTATE  
 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.  
 BOOK 1374 PAGE 615 84 380  
 BOOK 67 PAGE 559

WHEREAS, Ernest Bennett, Jr. (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. #38, P.O. Box 2852 Greenville, S.C. 29602, 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 Five thousand two hundred and eighty and 00/100 Dollars (\$ 5,280.00 ) due and payable in monthly installments of \$ 88.00, the first installment becoming due and payable on the 10 day of September, 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.

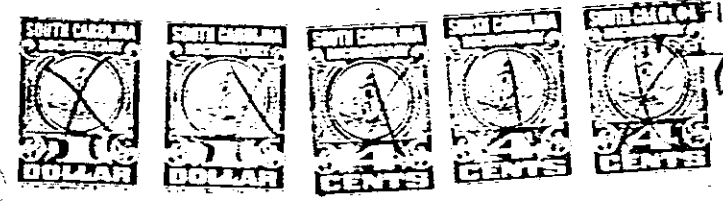
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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 Eastern side of Freestone Street in Greenville County, South Carolina, being shown and designated as Lot No. 31 on a plat of Glendale Heights Addition, Final Plat, dated June 16, 1958, prepared by J. MacRichardson and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00, at page 13, reference to which is hereby craved for the metes and bounds thereof.

This same lot was conveyed to the Grantors by deed of L. M. Brown dated April 8, 1968, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 841 at page 512, and is conveyed subject to all restrictions, reservations, easements and rights of way of public record.

PAID AND SATISFIED IN FULL THIS  
15th DAY June, 1979



Witness: Donnie S. Tankersley  
Donnie S. Tankersley  
 R.M.C.

FILED  
 JUN 22 1979

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, and other fixtures, 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.

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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