

GREENVILLE CO. S. C.

BOOK 1426 PAGE 846
Total Note: \$1,876.08
Total Adv.: \$1,589.51

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 24 33 AM '78
MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
TO ALL WHOM THESE PRESENTS MAY CONCERN:
THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

07 MAR 828

WHEREAS, John B. Hockenberry and Carolyn A. Hockenberry
(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 One thousand,
eight hundred seventy six & 08/100 Dollars (\$ 1,876.08) due and payable
in monthly installments of \$ 78.17 the first installment becoming due and payable on the 5th day of May 19 78

BEGINNING at an iron pin on the northeastern side of Whitestone Avenue at the joint front
corner of lots 8 and 9 and running thence with the joint line of said lots, N. 34-47 E.,
160 feet to an iron pin; thence S. 55-13 E., 100 feet to an iron pin; thence S. 34-47
W., 160 feet to an iron pin on the northeastern side of Whitestone Avenue; thence running
with said Whitestone Avenue, N. 55-13 W., 100 feet to the point of beginning.

This is the same property conveyed from Four Associates Builders, Inc. by deed recorded
09-09-74 in Vol. 1006, at page 401.

FILED
JUL 5 1978
AM PM
7 8 9 10 11 12 1 2 3 4 5 6
494



RECEIVED AND SATISFIED IN FULL THIS
15th DAY of June 1978
BY: *[Signature]*
Witness: *[Signature]*

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:

First Federal Savings and Loan Assn. in the amount of \$36,000.00 recorded 09-09-74,
in Vol. 1322, at page 59.

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
payable clauses 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 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
mortgage debt.

(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
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.