

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 5 1976
DENNIS S. JANKO
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 84463
PAGE 1617
BOOK 1382 PAGE 371

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

WHEREAS, Buren H. Short, Jr.
(hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc. #38 P.O. Box 2852 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 one hundred and sixty and 00/100 Dollars (\$ 2,160.00) due and payable in monthly installments of \$ 72.00, the first installment becoming due and payable on the 05 day of December, 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:

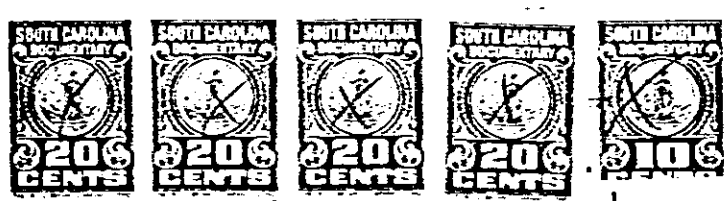
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums and other obligations for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, 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:

ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located on the East side of Caldwell Street in the City of Greer, being shown and designated as all of lot Number Fifty Eight (58), on plat of property made for Geanie Caldwell by H. L. Dunahoo, Surveyor dated October 24 and 25, 1949 and recorded in Plat Book "X" page 1, RMC Office for Greenville County, having a front of 70 feet, 196 feet on the South side, a rear of 80 feet and 230 feet on North. Reference is hereby made to said plat for a more particular description.

This is the same property conveyed to Buren H. Short, Jr. from Buren H. Short, Sr. by deed dated 06/09/67 and recorded 06/12/67 in Volume 1060 page 227.

702910V SC



AUG 3 1979

4195
Donnie S. Tankersley
R.M.C.
702910V SC

PAID AND SATISFIED IN FULL THIS
23rd DAY July 1979
BY: Donnie S. Tankersley
R.M.C.

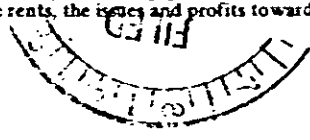
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Together with all and singular rights, members, accoutrements, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, 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.

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.

L-1681-S.C. Rev. 1/74



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