

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

WHEREAS, Mrs. Edna H. Thomson
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCC Financial Services, Inc.
 its successors and assigns (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 Three Thousand
Eight Hundred and Sixty-one Dollars and 00/100 Dollars (\$ 3,861.00) due and payable
 in monthly installments of \$ 64.35, the first installment becoming due and payable on the 6th day of Sept., 19 74
 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 Thousand Dollars to the
 maximum outstanding at any given time not to exceed said amount stated above, and also in consideration of the further sum of Three Thousand Dollars to the
 maximum outstanding at any given time not to exceed said amount stated above, the receipt whereof is hereby acknowledged, has
 200 feet to an iron pin at joint rear corner of lots #23-#45 & #46; thence along line
 rear of lot #45 S. 9-16 W. 80 ft. to an iron pin at rear corner of lots #44-#45 & #25;
 thence along line of lot #25, N. 80-44 W. 200 ft. to iron pin in Whitehorse Road; thence
 along Whitehorse Road N. 9-16 E. 80 ft. to the point of beginning.

6471
 AUG 23 1979
 PAID AND SATISFIED IN FULL THIS
 DAY August 1979
 MCC FINANCIAL SERVICES, INC.
 BY: *[Signature]*
 Corralled
 Bonnie S. Underley
 70

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:

1st Mortgage - This is first mortgage, second to none
 directy 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
 mortgagee 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.