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JUN 13 10 30 AM '79
 DONNIE S. TANKERSLEY
 R.H.C. SHELLEY
 GREENVILLE CO. S.C.
 MORTGAGE OF REAL ESTATE
 STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

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WHEREAS, Ernest Bennett, Jr.
 (hereinafter referred to as Mortgagor) is well and truly indebted unto MCG 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 principal sum of Four thousand,
nine hundred forty-nine & 52/100 Dollars (\$ 4949.52) plus interest of
Three thousand one hundred ninety-eight & 72/100 Dollars (\$ 3198.72) due and payable in monthly installments of
\$ 113.17 commencing on 09/14/70 and continuing thereafter on the same day of each month until the debt is paid in full, as recorded
 09/14/70 in Vol. 898, page 207.

FILED
 SEP 24 1979
 GREENVILLE, S.C.

PAID AND SATISFIED IN FULL THIS
 18th DAY of September, 1979
 MCG FINANCIAL SERVICES, INC.
 BY: *[Signature]*
[Signature]
 Cancelled
 David S. Embury
 10025

2.0000

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.
 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.

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