

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
DONALD S. TENKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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

EX 1476 INE 271

BOOK 70 PAGE 86

WHEREAS

Curtis Crompton

MOC Financial Services, Inc.

P. O. Box 2852

(hereinafter referred to as Mortgagee) is well and truly indebted unto
Greenville, S. C. 29602, its successors and assigns (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Three thousand,
fifty-two & 61/100-- Dollars (\$ 3,052.61) plus interest of

One thousand forty-three & 23/100 Dollars (\$ 1,043.23) due and payable in monthly installments of
\$ 97.52 the first installment becoming due and payable on the 10th day of September, 1979 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 Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account
for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the advanced debt, and in order to secure the payment thereof, and of any other and further
sums and other obligations for which the Mortgagee 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
Mortgagee 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:

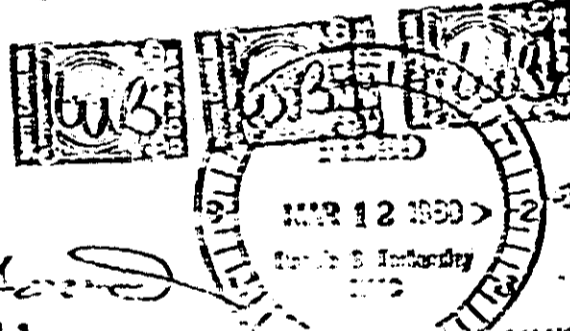
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, to-wit: On the southern side of Kenmore Drive in Gantt Township,
Greenville County, South Carolina, being shown and designated as lot no. 152 on plat of Rockvale,
Section 2, made by J. Mac Richardson, dated July 1959, recorded in the RMC Office for Greenville
County, South Carolina in plat Book QQ page 109, reference to which is hereby craved for the metes
and bounds thereof.

This is the same property conveyed from Lindsey Builders, Inc. by deed recorded 09/15/71 in Vol.
925, page 182. Half interest of Patricia S. Crompton deeded to Curtis Crompton by deed recorded
01/19/78 in Vol. 1094, page 632.

PAID AND SATISFIED IN FULL THIS

12th DAY of February, 1980

WITNESSES:
MOC Financial Services, Inc.
Curtis Crompton



Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way in, out of, 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
fixed thereto in any manner, it being the intention of the parties herein that all such fixtures and equipment, other than the usual household furniture, be
included therein in any manner, in accordance with and subject to all 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 balance of the rents, the issues and profits toward the payment of the debt secured hereby.