

777

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE **MORTGAGE OF REAL ESTATE** **1379 329**
OCT 11 1975 **70 1775**
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$100,000.

WHEREAS, Edwin E. Jackson and Alta F. Jackson
 (hereinafter referred to as Mortgagor) is well and truly indebted unto HCC Financial Services, Inc. P.O. Box 2852
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 sum of Eleven thousand
three hundred and eleven and 44/100 Dollars (\$ 11,311.44) due and payable
 in monthly installments of \$ 134.66 , the first installment becoming due and payable on the 29th day of November , 1976
 and a 12% monthly interest rate on the unpaid principal balance, together with all other charges, taxes, and assessments, and together with all
 together with all and singular rights, tenements, hereditaments, and appurtenances, and together with all and singular fixtures now or hereafter attached, connected, or
 seats, issues, and profits which may now 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 hereto that all such fixtures and equipment, other than the usual household furniture, be
 considered a part of the real estate.

IN WITNESS WHEREOF, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
 The Mortgagee certifies that it is a fully secured of the premises hereabove 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:

This is a first mortgage. **PAID AND SATISFIED IN FULL THIS**
13 DAY **1975**
 BY: [Signature]
 The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever
 and all persons who may lawfully claim the same or any part thereof.

- The Mortgagee further covenants and agrees as follows:
- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter in the option of the Mortgagee, for the payment of
 taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any
 further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness then secured does not
 exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand
 of the Mortgagee unless otherwise provided in writing.
 - (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the
 Mortgagee against fire and any other hazards specified by the 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 notes with thereon shall be held by the Mortgagee, 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 Mortgage 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 proceedings 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-1621 SC. Rev. 1/74

4328 IV.2