

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 73 PAGE 495  
BOOK 1389 PAGE 207

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE SECURES FUTURE ADVANCES MAXIMUM OUTSTANDING \$100,000.

WHEREAS, James E. Porter and Dorothy Porter and Neil P. Simmons

(hereinafter referred to as Mortgages) is well and truly indebted unto MCC Financial Services, Inc. P.O. Box 2852  
Greenville, S.C. 29602

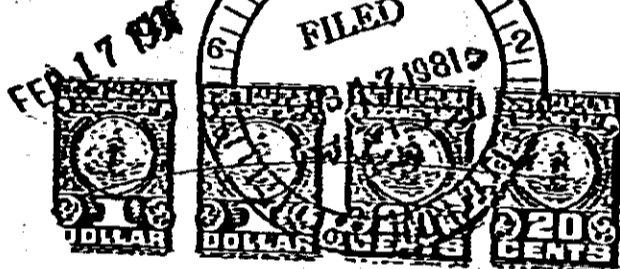
its successors and assigns forever (hereinafter referred to as Mortgagee) as evidenced by the

Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of --Five thousand seven  
hundred and ninety one and 20/100-----Dollars (\$ 5,791.20 ) due and payable

in monthly installments of \$ 120.65 , the first installment becoming due and payable on the 05th day of March , 19 77

This is the same property conveyed to James E. Porter and Dorothy Porter and  
Neil P. Simmons by deed recorded in Book 1050 at page 94 on Feb.

11 1977 from MCC Financial Services, Inc. P.O. Box 2852, Greenville, S.C.



PAID AND SATISFIED IN FULL THIS

7 DAY January, 1981

MCC FINANCIAL SERVICES, INC. Now-Associated Financial Services  
BY: *[Signature]*

Witness: *[Signature]* 23294  
*[Signature]*

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.

I HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

(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.

