FILED
GREENVILLE CO. S. C.

BOOK 1343 PAGE 5

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 1 3 38 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 39 PAGE 805

WHEREAS, James E. Perkins and Jewell D. Perkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, Inc.

(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 Five Thousand Four Hundred and no/100---------- Dollars ($ 5400.00) due and payable

In Sixty monthly installments of Ninty and no/100 ($90.00) Dollars beginning July 27, 1975 and having final payment due June 27, 1980.

The obligation hereby secured is the same as that incurred by the within Mortgagor and this mortgage is given to secure the payment of said note and any renewals or extensions thereof. This mortgage is second and junior in lien to that certain real estate mortgage dated June 26, 1973 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1238 at Page 567, which said mortgage was assigned to the Mortgagee herein by assignment recorded in Assignment Book 1000 at Page 563 and the lien thereof discharged.

Witness the hand of the authorized Corporation and the Corporate Seal thereof at Charleston, South Carolina on the 3rd day of June, 1975

C N MORTGAGES, INC.

By: [signature] Treasurer

Witnesses:
Jeanette S. Myers
Jeanne Lynch

RECORDING FEE $1.00

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DONNIE S. TANKERSLEY
R.M.C.

SOUTH CAROLINA 3 CENTS
SOUTH CAROLINA 3 CENTS
SOUTH CAROLINA 1 DOLLAR
SOUTH CAROLINA 1 DOLLAR

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at 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 Mortgagor by the Mortgagee so long as the total indebtness thus 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 loss by fire and any other hazards specified by 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 renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; 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.

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