

GREENVILLE CO. S. C.

BOOK 1342 PAGE 349

JUN 23 4 23 PM '75

MORTGAGE OF REAL ESTATE PAGE 41 FACE 5

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Betty Hopkins Bayne

(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 Ten Thousand and no/100-----

Dollars (\$ 10,000.00) due and payable

In Fifty-nine monthly installments of Two Hundred Twenty-six and 66/100 (\$226.66) Dollars, beginning the Eighteenth day of July, 1975, with one final payment of Two Hundred Twenty-seven and 06/100 (\$227.06) Dollars due June 18, 1980, at the add on rate of Seven (7%) per centum per annum to be paid ss.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance, premiums, public assessments, repairs, or for any other purposes:
line of said lots N 2-22 W 123.3 feet to an iron pin; thence continuing with the joint line of said lots N 2-22 E 290 feet to an iron pin on the Southeast-
side of Westcliffe way, and continuing thence with the said side of Westcliffe
way N 66-45 E 175 feet to an iron pin, the point of beginning.

the lien hereof not discharged. This mortgage is junior in lien to that certain mortgage recorded in the office of the Register of Deeds for Greenville County in Volume 1249 of Real Estate Mortgage Book Page 26 Charleston, South Carolina on the 6 day of Aug, 1976. CARTER, PHILPOT, JOHNSON & SMITH

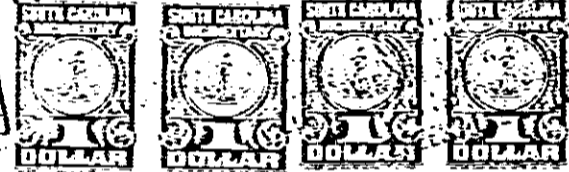
4953 C N MORTGAGES, INC.

AUG 20 1976

GREENVILLE CO. S. C.

Witnesses:
J. J. Massey
Janet Lynch
Janette Meiburg

RECORDING FEE
PAID \$ 1.00



CARTER, PHILPOT, JOHNSON & SMITH

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining 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 Mortga-
gore, 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 indebtedness 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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