

0286

FILED
GREENVILLE CO. S. C.

BOOK 1354 PAGE 817

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC 1 4 27 PM '70 MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 43 PAGE 286

WHEREAS, Margaret Snipes Jester

(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 Nine Thousand and no/100

Dollars (\$ 9000.00) due and payable

to a point; thence N 14-10 W 105 feet to a point; thence N 85-24 W 92 feet to a point; thence N 18-27 W 161.6 feet to a point on the southern side of Katherine Court running thence with the said side of Katherine Court N 52-10 E 58 feet to the point of beginning.

This mortgage is junior in lien to certain real estate mortgage dated November 20, 1961, and recorded in the Public Office for Greenville County in Volume 874 of Real Estate Mortgage Passbooks.

*Cancelled
Donnie S. Tankersley
R.M.C.*

NOV 7 1970



Witnesses:

Wm. C. Cantor

13593

FILED
GREENVILLE CO. S. C.
NOV 17 12 20 PM '70
DONNIE S. TANKERSLEY
R.M.C.

J.B.A. ka

69 58 9 170

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, 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.
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.

4328 RV-2