

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville } 5 3 09 PM '76
DONNIE S. TANNERSLEY
L.R.C.

1371-875
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmie Lee and Lorraine S. Bowman

(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

In Thirty-six monthly installments of One Hundred Fifty and no/100 (\$150.00) Dollars beginning April 4, 1976, with final payment due March 4, 1979.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be required for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to the Mortgagor by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situated in the State of South Carolina, County of Greenville being known and designated as Lot #44, on a plat of Coral Ridge Subdivision prepared by Piedmont Engineering Service dated March, 1963, and recorded in the R.M.C. Office for Greenville County, Plat Book XX, Page 119 and having and according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Walker Springs Road to the joint front corner of Lots 44 & 45 and running thence with the joint line of said lots S. 7-05 W., 179.1 feet to an iron pin in the line of Lot #43 and running thence with the line of said lot N. 83-48 W., 90.3 feet to an iron pin on the southeastern side of Hastings Circle, running thence with the said side of Hastings Circle N. 8-20 E., 154.6 feet to an iron pin at the intersection of Hastings Circle and Walker Springs Road running thence with the curve of said intersection the chord of which is N. 52-30 E., 35.9 feet to an iron pin on the southwestern side of Walker Springs Road running thence with the said side of Walker Springs Road S. 83-20 E., 61.6 feet to an iron pin the point of beginning.

Less, however that certain property taken by the South Carolina Highway Department thru condemnation dated January 15, 1970, described as follows:

" All that parcel or strip of land within 28 feet of the centerline of the survey on the left between approximate survey stations 12/82 and 13/64 being bounded by lands of Robert C. Spake, et al, on east, by other lands of David C. Budge on the south, by Hastings Circle on the west and Road S-622 on the north."

This mortgage is junior in lien to that certain mortgage heretofore given to First Federal Savings and Loan Association of Greenville, S. C., recorded in Mortgage Volume 1159 at Page 631.

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 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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