

WHEREAS, DONALD V. MOORE and SANDRA J. MOORE

Hereinafter referred to as Mortgagee, as well as the entity known as C N MORTGAGES, INC.

Hereinafter referred to as Mortgage, as evidenced by the Mortgage, the terms of which are incorporated herein by reference to the word **Seven Thousand Five Hundred Sixty and no/100-----**
----- \$ 7560.00 due and payable

In Sixty monthly installments of One Hundred Twenty-six and no/100 (\$126.00) Dollars, beginning September 18, 1975, with final payment due August 18, 1980.

WHEREAS, the Mortgagee hereafter referred to as the Mortgagee herein, as may be advised to or for the Mortgagee's account for taxes, insurance premiums, and other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the sum of Seven Thousand Five Hundred Sixty and no/100 (\$7560.00) and of any other and further sums for which the Mortgagee is liable to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee, and also in consideration of the Mortgagee at and before the signing and delivery of these presents, the mortgagee, as aforesaid, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release into the Mortgagee, its heirs and assigns.

"ALL that certain piece, parcel or lot of land, with all improvements thereon, as hereafter designated therein, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, located at Pelham, being

known and designated as Lot #95, on a plat of Pelham Mills Village recorded in the R. M. C. Office for Greenville County in Plat Book M, Pages 58 and 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of "A" Street at the intersection of "A" Street and "F" Street and running thence along the western side of "A" Street N. 10-27 W., 78 feet to an iron pin at the joint front corner of lots 94 and 95 and running thence with the joint line of said lots, N. 71-05 W., 158.4 feet to an iron pin; thence S. 3-27 E., 136.7 feet to an iron pin on the northern side of "F" Street; running thence with the said side of "F" Street, N. 77-38 E., 75 feet to a point on the northern side of "F" Street; thence continuing with the said side of "F" Street, S. 83-52 E., 82.4 feet to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same, including in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or used thereon, and in witness whereof 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, executors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinbefore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or convey under the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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 shall do all that the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction which is underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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