

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 1 3 18P

BURRILL W. TANKERSLEY

WHEREAS, EDWIN A. VICKERY and LYDIA ANN LISTER VICKERY

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N MORTGAGES, INC., P. O. Box 10242,
Federal Station, Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Ten Thousand Six Hundred Fifty and No/100-----

----- Dollars (\$10,650.00) due and payable
In Sixty (60) monthly installments of Two Hundred Forty-One and 40/100
dollars (\$241.40) beginning the 26th day of September, 1976 with final
payment due August 26, 1981, at the add on rate of Seven (7) per centum
per annum to be paid ss.

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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:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and
of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account
by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the
Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, 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, situate, lying and being
in the State of South Carolina, County of Greenville, South Carolina, being known and designated as
part of tract #5, described in a deed of Plumer Costner and Smiley Costner to
Ellie E. Smith dated February 8, 1947, and recorded in Deed Book 331 at Page 339,
containing 4.0 acres according to a plat of "Property of Aronald Vickery" prepared
by Wolfe and Huskey, Inc., Engineers, dated 6/28/73 and recorded in the RMC
Office for Greenville County in Plat Book 5A at Page 90, and having according to
said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway (S-23-113) which point
is 659.7 feet from the intersection of South Carolina Highway (S-23-92) and South
Carolina Highway (S-23-113) and running thence with the center of said Highway, N.
16-38 E., 230.2 feet to an old spike in the center of said Highway; thence continuing
with the center of said Highway, N. 32-18 E., 282.6 feet to an old spike in the center
of said highway; thence leaving the said highway and running S. 40-38 E., 482.7 feet
to an old stone; thence S. 02-00 W., 199.14 feet to an iron pin at the corner of property
now or formerly belonging to James D. Costner; running thence with the Costner line,
N. 78-36 W., 535 feet to the point of beginning.

This mortgage is junior in lien to that certain real estate mortgage to First Federal
Savings & Loan Association dated May 24, 1976, and recorded in the RMC Office for
Greenville County in Volume 1368 of Real Estate Mortgages at Page 575.
Derivation: Deed of James David Costner dated July 5, 1973; Deed Book 978, Page 467.

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 Mortgagor, 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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