

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS Dorothy B. Lewis

hereinafter referred to as Mortgagor is well and truly indebted unto CN MORTGAGES, INC., P.O. Box 10242,
Greenville, South Carolina

hereinafter referred to as Mortgagee as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated
hereby reference to the sum of

Five Thousand Three Hundred Seventy-five and 21/100-----

Dollars 5375.21 due and payable

In Sixty (60) consecutive monthly installments of One Hundred Twenty-five and 07/100 (\$125.07) dollars, beginning January 14, 1978 and continuing on the 14th day of each month thereafter until paid in full,

with interest thereon from December 14, 1977 at the rate of 14.00 percent per annum to be paid

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

NOW KNOW ALL MEN: That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, his successors and assigns

"ALL that piece, parcel or lot of land, situate, lying and being in the City of Greenville, Greenville County, South Carolina, on the northwest corner of Mountain View Avenue and Townes Street Extension and being a portion of Lot No. 21, Block "A", as shown on plat of Buist Circle, recorded in Plat Book "C", page 10, and described as follows:

BEGINNING at a stake at the northwest corner of Mountain View Avenue and Townes Street Extension, and running thence with the western line of Townes Street Extension, N. 9-25 E., 200 feet to a stake in Angel Avenue; thence with the center of Angel Avenue, N. 73-16 W., 58.33 feet to a stake; thence S. 9-32 W., 207.7 feet to a stake on Mountain View Avenue; thence with the northern side of Mountain View Avenue, S. 80-15 E., 58.33 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by Deed of William Ray Lewis, Jr. recorded April 21, 1975, in Deed Book 1017, at Page 144.

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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 fastened 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, his heirs, successors and assigns, forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 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 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 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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