

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 22 1 24 PM '78

MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY ALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

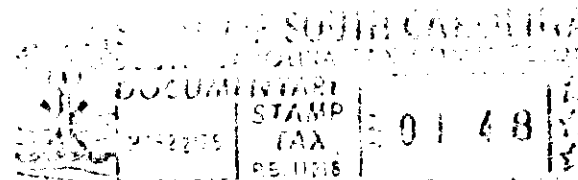
WHEREAS, James Norwood Robinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN MORTGAGES, INC., Post Office Box 10242,  
Greenville, South Carolina 29603(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

Three Thousand Six Hundred Sixty-five and 68/100 Dollars (\$ 3665.68 ) due and payable

In Forty-two (42) consecutive monthly installments of One Hundred Twelve  
and 71/100 (\$112.71) dollars beginning on April 13, 1978, and on the  
same day of each month thereafter until paid in full,

with interest thereon from March 13, 1978 at the rate of 15.00 per centum per annum, to be paid:

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 piece, parcel or tract of land situate, lying and being in the  
State of South Carolina, County of Greenville, near the City of Greenville, on the north-  
eastern side of Rock Hill Road, being known and designated as Lot No. 19 on plat of  
Dreher Colony recorded in the RMC Office for Greenville County in Plat Book FFF at  
Page 41 and having, according to said plat, the following metes and bounds, to wit:BEGINNING at an iron pin on the northeastern side of Rock Hill Road at the  
joint front corner of Lots No. 18 and 19 and running thence with the joint line of said  
lots N 31-30 E 155.4 feet; thence S 59-59 E 102.5 feet; thence with the joint line of  
Lots 19 and 20 S 30-45 W 155 feet to an iron pin on the northeastern side of said road  
N 63-10 W 102 feet to the beginning corner.This is the same property conveyed to mortgagor herein by deed of Marie  
Dreher recorded October 20, 1966 in Deed Book 808 at Page 49.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 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 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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