

4  
4  
8  
0

FILED  
GREENVILLE, CO. S. C.

BOOK 1376 PAGE 645

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 30 12 04 PM '76

MORTGAGE OF REAL ESTATE

BOOK 48 PAGE 844

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

WHEREAS, Boyce M. Robbins

PLYE & LEAPHART

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N 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 in-  
corporated herein by reference, in the sum of Three Thousand Six Hundred Thirty-Six and No/100-

Dollars (\$3,636.00) due and payable

as Whispering Pines, recorded in the RMC Office for Greenville County in Plat  
Book PPP at Page 65. Reference to said plat is hereby craved for a more  
complete description. This is the same property acquired by the mortgagor by  
deed of Franklin D. Peters and Jean E. Peters recorded in Deed Book 1016 at  
Page 240 April 2, 1975.

35947 Donnie S. Tankersley  
R.M.C.

This mortgage is junior in lien to that certain real estate mortgage  
recorded in the RMC Office for Greenville County in Volume 1305 of Real Estate

Mortgages FULLY PAID AND FULLY SATISFIED

CN MORTGAGES, INC

DATE

6-28-77

WITNESS

Donnie S. Tankersley  
W. Moore  
JUN 27 1977



GREENVILLE, S.C.  
PLYE & LEAPHART  
JUN 27 1977  
DONNIE S. TANKERSLEY  
R.M.C.

To the heirs and assigns of the Mortgagor, 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 whatsoever 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 Mortga-  
gee, 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.

4328 RV-2