

FILED
GREENVILLE, CO. S. C.

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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CONNIE S. TANKERSLEY BY ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, James Larry Rowe and Nancy B. Rowe

(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 Five Thousand Three Hundred and no/100.....

.....Dollars (\$ 5300.00) due and payable

rear width of 100 feet.

This is the same property conveyed to the mortgagors ~~James Larry Rowe and Nancy B. Rowe~~
dead of Allen W. Gilman and Lorraine P. Gilman dated October 20, 1972
recorded in Volume 958 at Page 277 on October 20, 1972.

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*Conceded
Connie S. Tankersley
R.H.C.*

MAR 14 1978

PAID IN FULL SATISFIED
DATE 2-17-78
Samuel K. Mappery
WITNESS
26826

L. D. ...
WITNESS ASST. VICE PRESIDENT

DOCUMENTARY
STAMP
TAX
02 12

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CONNIE S. TANKERSLEY
R.H.C.

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 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, 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 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.

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