

WHEREAS, GRADY A. STOWE and BERTHE G. STOWE

hereinafter referred to as Mortgagor, of the County of Greenville, South Carolina, do hereby execute this Mortgage to C N MORTGAGES, INC.

hereinafter referred to as Mortgagee, of the County of Greenville, South Carolina, for the sum of that certain
corporated herein to refer to the sum of **Nine Thousand and no/100**

\$ 9000.00 -----

In Sixth monthly installments of One Hundred Fifty and no/100 (\$150.00)
Dollars beginning July 27, 1975 with final payment due June 27, 1980.

WHEREAS, the Mortgagor was the owner of the above described premises and the same as he is now to be returned to or for the Mortgagor's account for taxes, insurance, and other charges.

NOW, KNOW ALL MEN, That the Mortgagor in consideration of the sum of Nine Thousand and no/100 Dollars, the payment thereof, and of any other and further sums for which the Mortgagee is liable to or for his account by the Mortgagor, and also in consideration of the further sum of Three Hundred and no/100 Dollars, the payment thereof, and also in consideration of the fact that the Mortgagor at and before the signing and delivery of these presents, the Mortgagee has advanced, loaned, lent, and paid to the Mortgagor, and by these presents does hereby assign, and release to the Mortgagee, the sum of Three Hundred and no/100 Dollars.

ALL that certain piece of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Rutledge Avenue near the City of Greenville, being known and designated as Lot 27 on a plat of the property of Sans Souci Housing, Inc. recorded in the R. M. C. Office for Greenville County in Plat Book X at Page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Rutledge Avenue at the joint front corner of Lots 127 and 128 and running thence S. 64-45 E., 162.9 feet to an iron pin on the western side of a 15 foot alley and running thence with the said side of the 15 foot alley, N. 32-30 E., 65.5 feet to an iron pin; thence with the joint line of Lot #126 and 127, N. 64-45 W., 171.1 feet to an iron pin on the eastern side of Rutledge Avenue; running thence with the said side of Rutledge Avenue, S. 25-15 W., 65 feet to the beginning corner.

This mortgage is junior in lien to that certain real estate mortgage dated February 3, 1960, and recorded in the R. M. C. Office for Greenville County in Volume 816 of Real Estate Mortgages at Page 55.



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 out of the premises and from any and all heating, plumbing, and lighting fixtures now or hereafter attached to, or used, or intended to be used, or being the property of the parties hereto that all fixtures and equipment, other than the usual household furniture, are to be included as part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises, unto the Mortgagee, its heirs, assigns and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of 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 defend the premises and to hold the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same in 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 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 compliance therewith 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 to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether insured or not.
- (3) That it will keep all improvements now existing or hereafter erected on the mortgaged property, and in the case of a construction loan, that it will continue construction until completion without interruption, and in the event the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any work in progress, and charge the expenses for such repairs or the completion of such construction to the Mortgagor.

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