STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOSK 1451 FAGE 424 TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bobby Lee Shelf and Sylvia B. Shelf WHEREAS,

CN MORTGAGES, INC., P. O. Box 10242, Federal (hereinafter referred to as Mortgagor) is well and truly indebted unto Station, Greenville, S. C. 29603

(hereinaster 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 Six thousand two hundred seventy-nine and 43/100

Dollarsis 6279.43

) due and payable

In forty-eight (48) consecutive monthly installments of One hundred seventy-one and 58/100 (171.58) dollars, beginning on December 22, 1978 and on the same day of each month thereafter until paid in full.

with interest Thereon from November 22, 1978 at the rate of 14.00

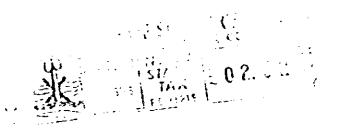
per centum per annum, to be paid:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the easterly side of Spring Porest Drive, and being shown and designated as Lots 2 and 3 on a plat of South Porest Estates recorded in the RMC Office for Greenville County in Plat Book KK at Page 117, reference to said plat being hereby craved for a more particular description.

This is the same property conveyed to the mortgagors herein by deed of W. C. and Lilly Mathewson Kay recorded April 28, 1972 in Deed Book 942 at Page 156.



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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 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.

GO 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 law by authorized to sell, convey or encumber the same, and that the premises are free and clear hereig. The Mortgagor further covenants to warrant and forever defend all and singular the and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from

The Mortgagor further covenants and agrees as follows:

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 secusathe 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 Mortagee 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 Morigagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Morigagee, 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 premite, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the mpletion of such construction to the mortgage debt.

مُعَ فِيهِ فِي مِنْ وَفِي مَا مِنْ وَ فَيْ اللَّهِ مِنْ مِنْ وَفَيْ اللَّهِ فِي اللَّهِ فِي اللَّهِ فَي اللَّ