STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Bobby Lee Cox and Myrtle B. Cox

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

Ten Thousand and no/100---------- Dollars $ 10,000.00 due and payable

In One Hundred Twenty (120) consecutive monthly installments of One Hundred Fifty-five and 25/100 ($155.25) dollars, beginning on March 9, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from February 9, 1979 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 lots of land, situate, lying and being on the southern side of S. C. Hwy. 171 (Rutherford Road), being shown and designated as Lots 4 and 5 on a Plat of Section 3, Gilreath Estates, recorded in the RMC Office for Greenville County in Plat Book 4-N, at Page 9, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagors herein by deed of James C. Derieux recorded in the RMC Office for Greenville County in Deed Book 1080 at Page 903 on June 12, 1978.

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, and all of the rents, issues and profits which may arise or flow from the premises, and including all heating, plumbing and lighting facilities, fixtures and equipment now or hereafter attached to, connected with, or located on the premises, it being agreed that all fixtures and equipment whether the same be attached to the premises or not, shall be deemed to be a part of the realty covered by this mortgage.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed 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 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 or to claim 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 for any other purpose deemed necessary by the Mortgagee. It shall also secure the Mortgagee for any future loans, advances, readvances, or credit that may be made hereafter by the Mortgagee to the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount of the note secured hereby. It is understood that obligation to advance or readvance may be optional with the Mortgagee, at the same rate as the mortgage debt and that the payment of any future obligation to the Mortgagee shall be secured by this mortgage.

(2) That it will keep the improvements now or hereafter existing on the premises insured against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, in companies acceptable to the Mortgagee, and that all policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of the Mortgagee. In the event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair and will not permit or suffer the removal or demolition of any building or improvement on the premises. In the event of default in any of the covenants, agreements, terms or conditions of the note or this mortgage, the Mortgagee may at its option, without notice, and shall be entitled to the appointment of a receiver to take possession of the premises, complete any construction, make whatever repairs deemed necessary, including the completion of any construction, and charge the expense for such repairs or the completion of any construction to the mortgage debt.

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