U

WALTA 233BRULLAW LONG, FISHER AND BLACK MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN: 40 PAGE 65

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

WHEREAS, We, STEPHEN GIFFORD JONES & CHARLOTTE S. JONES

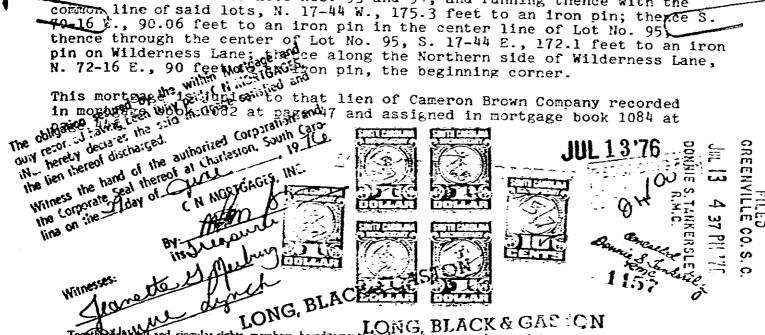
(hereinafter referred to as Mortgagor) is well and truly indebted unto

C N MORTGAGES, INC.

(hereinaster referred to as Mortga; e) 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 Fifty Dollars and No/100

_____ Dollars (\$ 10,050.00) due and payable In Sixty (60) monthly installments of Two Hundred Twenty-Seven and 80/100 (\$227.80) Beginning the 15th day of August/and ending the 15th day of July. 1979. With interest thereon from July 15, 1974 at the add on rate of seven

BEGINNING at an iron pin on the Northern side of Wilderness Lane at the joint front corners of Lots Nos. 93 and 94, and running thence with the common line of said lots, N. 17-44 W., 175.3 feet to an iron pin; theree S.



Together that and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining and of the rents, issues, and profits which may arise or be had therefrom, and inciuding all heating, plumbing, and lighting fixtures now of 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 analysis.

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 Mortgagoe 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 Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This by the Mortgagee so long as the total indebmess thus secured does not exceed the original amount shown on the face hereof. All sums so 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 mortgage 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.