

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JAN 26 3 38 PM '79

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

1200 133

WHEREAS, DONALD S. TAYLOR
Wilbur Thompson and Louise H. Thompson

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 Mortgagee's promissory note of even date herewith, the terms of which are incorporated
herein by reference, in the sum of

Four Thousand Three Hundred & 88/100 ----- DOLLARS 4300.88 due and payable

In Sixty (60) consecutive monthly installments of One Hundred Two and
31/100 (\$102.31) dollars, beginning on February 25, 1979, and on the same
day of each month thereafter until paid in full,

with interest thereon from January 25, 1979 at the rate of 15.00 percentum 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 northern side of Woodfin Avenue (formerly
McKay Street) being known and designated as Lot No. 7 on a plat of property of R. J.
Williams recorded in the RMC Office for Greenville County in Plat Book F at Page
263 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodfin Avenue (Formerly
McKay Street) at the joint front corner of Lots No. 7 & 8 and running thence with
the joint line of said lots N 3-46 W 195.6 feet to an iron pin; running thence across
the rear line of Lot No. 7 S 88-47 E 50.2 feet to an iron pin at the joint rear corner
of Lots No. 6 & 7 and running thence with the joint line of said lots S 3-46 E 191.3
feet to an iron pin on the northern side of Woodfin Avenue; running thence with the
said side of Woodfin Avenue S 26-14 W 50 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain real estate mortgage to
Cameron-Brown Company dated May 5, 1967 and recorded in the RMC Office for
Greenville County in Volume 1056 of Real Estate Mortgages at Page 553.

This is the same property conveyed to the mortgagors herein by deed of
Eva Marie Barbare Valentine recorded on May 5, 1967 in Deed Book 819 at Page 142.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, and also 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 in any way attached to the premises herein, that all fixtures
and equipment other than the usual household furniture to be considered a part of the real estate.

TO HAVE AND TO HOLD, unto and to the use of the said Mortgagee, its heirs, successors and assigns forever
The Mortgagor covenants that it is lawfully seized of the premises hereinbefore described in fee simple absolute, that it has good right and is
lawfully authorized to sell, convey or otherwise dispose of the premises, 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 and maintain the said premises unto the Mortgagee, its heirs, successors and assigns
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 pertinent to the covenants herein. This mortgage shall also
secure the Mortgagor 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 of the loan hereon. 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 hazard 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 favor of, the Mortgagee, and that it will pay all premiums
thereon 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 lien, that it will
continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, after upon said
premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs
of the completion of such construction to the mortgage debt.

4329 RV-2