507)O

GREENVILLE CO. S. C.

e001358 HSE 746

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE JAN 23 10 19 AM '76 MORTGAGE OF REAL ESTATE CONNIE S. TANKERSLETO ALL WHOM THESE PRESENTS MAT CONCERN:

48 FALE 848

WHEREAS, George E. McKinney, Jr. and Dana T. McKinney

C N Mortgages, IncPYLE & LEAPHART (bereinalter referred to as Mortgagor) is well and truly indekted unto

(hereinafter referred to as Mortgages, as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the term of Ten Thousand And no/100-

--Dollars (\$ 10,000.00) due and payable In Fifty rook and Abban wine after the Bucheaut Transporter and the state of the Table of the State of the St

35947

WATNESS

Consulal Donnie S. Lukerelay Kongo

PYLE & LEAPHARTI

Together with all and singular rights, members, hereditaments, and apportenances to the same belonging in any way incident or appertaines, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures 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 bousehold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, 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 hasfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all lices and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further coverants 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 Mortgage, for the payment of tares, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 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 doe; 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, in 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

(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 nocessary, including the completion of any construction work underway, and charge the expenses for such recairs or the completion of such construction to the mortgage debt.