

GREENVILLE CO. S. C.
JUL 13 3 37 PM '75
CLERK OF COURTS
GREENVILLE, S. C.

WHEREAS, JAMES R. MOORE and DOROTHY ROGERS MOORE

hereinafter referred to as Mortgagor, do hereby certify that

C N MORTGAGES, INC.

hereinafter referred to as Mortgagee, has loaned to the Mortgagor the sum of Ten Thousand Three Hundred Twenty and no/100

----- Dollars to wit \$ 10,320.00 due and payable

In Sixth monthly installments of One Hundred Seventy-two (\$172.00) and no/100 Dollars beginning July 24, 1975 and ending June 24, 1980.

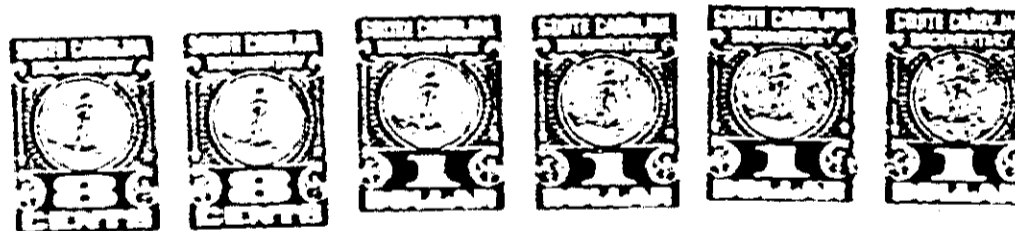
WHEREAS, the Mortgagee has advanced to the Mortgagor the sum of \$10,320.00 to be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, and other purposes;

NOW, KNOW ALL MEN, that the Mortgagor do hereby certify that the sum of \$10,320.00 has been advanced to or for the payment thereof, and of any other and further sums for which the Mortgagee has advanced to or for the payment thereof for his account by the Mortgagee, and that the Mortgagor has received the same and has paid the same to the Mortgagee at and before the several and respective dates of payment therefor, and that the Mortgagee has granted, conveyed, sold and released, and by these presents does grant, convey, sell and release to the Mortgagor, his heirs and assigns

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter erected thereon, situate, lying and being in the State of South Carolina, County of

Greenville, on the western side of Irene Circle, being shown and designated as Lot No. 21, on plat of Royal Heights, recorded in Plat Book "W", at Page 25, and being more particularly shown on plat of property of W. R. Moore and Mabel W. Moore prepared by J. C. Hill, dated February 20, 1959, being described as follows:

BEGINNING at an iron pin on the western side of Irene Circle, at the front corner of Lot No. 15, and running thence with the line of Lots nos. 15, 16, 17, 18, N. 63-53 W., 175.5 feet to an iron pin; thence N. 26-07 E., 75 feet to an iron pin in the rear line of Lot no. 22; thence with the line of said lot, S. 63-53 E., 131 feet to an iron pin on the western side of Irene Circle; thence with the western side of said Circle, S. 4-39 E., 87.1 feet to the beginning corner.



Together with all and singular rights, members, benefits, and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits which may accrue or be due thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, installed, or erected thereon, and the fixtures, and the contents of the parties hereto that all fixtures and equipment, other than the usual household furniture, are to remain on the real estate.

TO HAVE AND TO HOLD, the said premises, unto the Mortgagee, its heirs, assigns, and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to make conveyance of 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 defend the title and interest in the said premises unto the Mortgagee 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 mortgage shall also secure the 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 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 the premiums acceptable to the Mortgagee, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto the 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 mortgaged premises and does hereby authorize each and every person authorized to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, at the time of such payment.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property, and in the case of a construction loan, that it will continue construction until completion, with the exception of such improvements as the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary to keep the same in good repair, and in the case of a construction loan, and charge the expenses for such repairs or the completion of such improvements to the Mortgagor.

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