

FILED
GREENVILLE CO. S.C.
1975
3 SEP 11 10 58 AM
J. W. GIBSON, CLERK

1975 5

WHEREAS, James E. Perkins and Jewell D. Perkins

hereinafter referred to as Mortgagor, have obtained from C N Mortgages, Inc.

hereinafter referred to as Mortgagee, a loan of Five Thousand Four Hundred and no/100

Five Thousand Four Hundred and no/100

In Sixty monthly installments of Ninty and no/100 (\$90.00) Dollars beginning July 27, 1975 and having final payment due June 27, 1980.

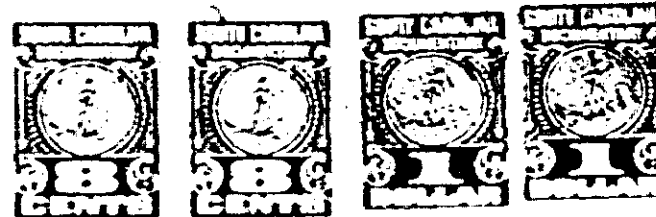
WHEREAS, the Mortgagee has permitted the Mortgagor to borrow the sum of Five Thousand Four Hundred and no/100 Dollars to be advanced to or for the Mortgagor's account for taxes, insurance, repairs, and other purposes.

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the cash, and of any other and further sums for which the Mortgagor is indebted to the Mortgagee, and also in consideration of the further sum of Three Hundred and no/100 Dollars paid by the Mortgagor at and before the making and delivery of these presents, the Mortgagee, its agents, assigns, heirs, executors, administrators, and assigns, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, his heirs, assigns, and assigns, all and singular

ALL that certain piece, part, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northeastern side of Gary Avenue being known and designated as Lot No. 3 on a plat of Map No. 1 of Cunningham Acres recorded in the R. M. C. Office for Greenville County in Plat Book BBB, at Page 118, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Northeastern side of Gary Avenue at the joint front corner of Lots 2 and 3 and running thence with the joint line of said lots N 5-20 E 165.5 feet to an iron pin; thence S 85-02 E 110 feet to an iron pin at the joint rear corner of Lots 3 and 4; running thence with the joint line of said lots S 5-20 W 166.2 feet to an iron pin on the Northeastern side of Gary Avenue; running thence with the said side of Gary Avenue N 84-40 W 110 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain real estate mortgage dated June 26, 1972 and recorded in the R. M. C. Office for Greenville County in Volume 1238 of Real Estate Mortgages at Page 567.



Together with all and singular rights, members, hereditaments, and appurtenances to the same, including in any way incident or appertaining, and all of the rents, issues, and profits, which may arise or be received thereon, and all and singular fixtures, heating, plumbing, and lighting fixtures now or hereafter attached, erected, or fixed thereon, in any manner, to the premises hereof, of the parties hereto that all fixtures and equipment, other than the usual household furniture, are to be deemed part of the real estate.

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

The Mortgagee covenants that it is lawfully seized of the premises hereof, and that it has good right and is lawfully authorized to sell, convey, or encumber the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants that it will defend, hold, and maintain 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 Mortgagor 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 Mortgagor for any further loans, advances, or disbursements that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured shall 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 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 company named 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 thereon in good repair, and in the case of a construction loan, that it will continue construction until completion with the exception of such alterations as the Mortgagee may, at its option, enter upon said premises, make whatever repairs or renovations may be necessary to keep the same in good repair, and charge the expenses for such repairs or the completion of such construction to the Mortgagor.

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