

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1343 420
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bernhard Ludvigsen

hereinafter referred to as Mortgagor) is well and truly indebted unto C. N. Mortgages, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of date _____, the terms of which are incorporated herein by reference, in the sum of _____

Dollars (\$10,320.00) due and payable

In Sixty monthly installments of One Hundred Seventy Two and No. 100 Cents (\$172.00) Beginning the Third Day of August, 1975 and ending July 3, 1980.

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, in Glassy Mountain Township, as is shown on a survey of land for C. S. West, prepared by J. Q. Bruce, Registered Surveyor, dated August, 1955, being known as the "Evans" land located about two miles north, northwest of Gowansville, South Carolina, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail in the center of South Carolina Highway No. 11 at the corner of a tract of 48 acres, more or less, and running thence along the line of said tract S 70-54 W 1,995 feet to a stake on the south bank of a branch, and running thence S 89 W 712 feet to a point in the line of property now or formerly of Pearly Howard; running thence along the line of said property S 8 W 781.5 feet to an iron pin witness an old stake by an old pine (down); running thence S 55 E 75 feet to an iron pin in an old abandoned road; running thence S 59-10 E 100 feet to an iron pin; thence continuing with said old abandoned road S 70 E 100 feet to an iron pin; thence continuing with said old abandoned road S 83-45 E 100 feet to an iron pin; thence running S 82-25 E 156 feet to an iron pin at the corner of property now or formerly of John Williams; running thence along the line of said property S 73 E 1,461.9 feet to an old stone at the corner of property formerly of T. D. Davis now Boone and running thence along the line of said property N 68 E 1,465 feet to a double oak; running thence N 67-30 E 86 feet to a post oak on the side of Old Glassy Mountain Road and running thence with the line of Old Glassy Mountain Road N 0-10 E 693 feet to an iron pin; running thence N 82-20 E 88 feet to a nail in the center of S. C. Highway 11; thence with the center of said highway N 44-55 W 647.3 feet to a nail; thence continuing with the center of said highway N 41-35 W 398 feet to the point of beginning, containing 101.3 acres, more or less; less, however, 12.54 acres, more or less, conveyed by the mortgagee herein to Jack Pearson by deed dated March 27, 1974 and recorded in the REC Office for Greenville county in Deed Book 996 at Page 460. Reference to said deed is hereby craved for a more complete description.

ALSO, all that piece, parcel or tract of land in Glassy Mountain Township, Greenville County, South Carolina, described as follows: BEGINNING on a stake near the branch of Necie E. Lockhart's corner; thence North with a straight line, Necie E. Lockhart's corner (A Chestnut Stake) (Now a Stone on Pruitt's line); thence about East to a pine tree corner of C. S. West; thence about South to a stone corner of J. J. Hutchison; thence with Hutchison's line to the beginning corner, containing 38.1 acres, more or less.

This mortgage is junior in lien to that certain mortgage to Federal Land Bank dated 1-25-73 and recorded in the REC Office for Greenville County in Vol. 1265 at Page 21

Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all 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 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 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 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 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 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.

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