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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE,DONNIE S. TANKERSLEY
R.M.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, George M. Toubia

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, Inc., Post Office
Box 10242, Greenville, South Carolina 29603.(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the sum of Nine Thousand and no/100-----
----- Dollars (\$ 9000.00) due and payableIn Sixty (60) monthly installments of Two Hundred Four and no/100 (\$204.00) Dollars,
beginning November 13, 1976, with final payment due October 13, 1981, at the add on rate
of Seven (7) per centum per annum.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 acknowledge, 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, being known and designated as Lot No.
15, Block C on a plat of Northgate, which plat is recorded in the RMC Office
for Greenville County in Plat Book K at Page 113 and having, according to said
plat, the following metes and bounds, to wit:BEGINNING at an iron pin on the westerly side of Avondale Drive (formerly
Maple Avenue) at the joint front corner of Lots 15 and 16 and running thence
with the said side of Avondale Drive S 2-30 W 75 feet to a point; thence N 78-
39 W 177.1 feet to a point; thence N 4-22 W 70 feet to a point; thence S 80-00
W 173.1 feet to the point of beginning.This mortgage is junior in lien to that certain real estate mortgage
dated May 25, 1965 and recorded in the RMC Office for Greenville County in
Volume 1004 of Real Estate Mortgages at Page 408.This is the same property conveyed to the mortgagor herein by deed
of Jerry William and Joane N. May recorded in the RMC Office for Greenville
County in Deed Book 1002 at Page 420 on June 27, 1974.Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light-
ing 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 encum-
brances 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 Mortga-
gee, 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 Mort-
gagor 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.