

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 21 3 41 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Charles Heitz and Regina Heitz

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN 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 incorporated herein by reference, in the sum of Ten Thousand Seven Hundred Fifty and no/100-----

-----Dollars (\$ 10,750.00) due and payable

In Sixty (60) monthly consecutive installments of Two Hundred Fifty-five and 76/100 (\$255.76) Dollars, beginning on January 15, 1977, and on the same day of each month thereafter until paid in full,

with interest thereon from December 15, 1976 the rate of 15.00 per centum per annum, to be paid:

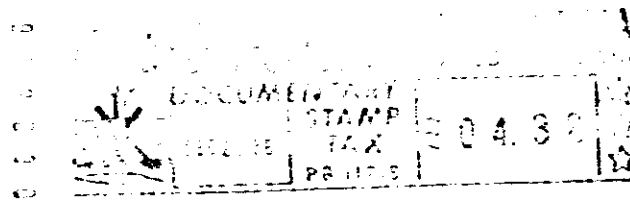
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee 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, City of Mauldin, being known and designated as Lot No. 139, Section II, Forrester Woods, as recorded in the FMC Office for Greenville County, South Carolina, in Plat Book 4X at Page 64, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Crepe Myrtle Court, said pin being the joint front corner of Lots 139 and 140 and running thence with the common line of said lots S 78-47 E 150 feet to an iron pin, the joint rear corner of Lots 319 and 140; thence S 11-13 W 110 feet to an iron pin, the joint rear corner of Lots 139 and 138; thence with the common line of said lots N 78-47 W 150 feet to an iron pin on the southeasterly side of Crepe Myrtle Court; thence with the southeasterly side of Crepe Myrtle Court N 11-13 E 110 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of George O'Shields Builders, Inc. recorded June 18, 1974 in Deed Book 1001 at Page 424.



Together with all and singular rights, powers, benefits, and opportunities to the same belonging in any way incident or appertaining, and also all and singular fixtures, which may now or hereafter be attached to, or fastened upon, or in any manner become a part of the real estate, including all heating, plumbing, and lighting fixtures now or hereafter installed, connected, or fastened to, or in any manner become a part of the real estate, and all furniture and equipment, other than the usual household furnishings, fixtures, and 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 hereinafore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or otherwise dispose of the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and defend the premises hereinafore described unto the Mortgagee forever, from and against the Mortgagor and all persons who may lawfully claim 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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