

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS H. Perry Shuping and Rosemary W. Shuping

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, Inc., P. O. Box 10242,  
Federal Station, Greenville, S. C. 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 Four Thousand Seven Hundred Fifty and no/100  
Dollars (\$ 4750.00 ) due and payable

In Forty-eight (48) consecutive monthly installments of One Hundred Twenty-nine and 20/100  
(\$129.20) Dollars, beginning on February 14, 1977, and on the same day of each month  
thereafter until paid in full, with interest thereon from January 14, 1977 at the rate  
of 13.75 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 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, on the southern side of Colvin Road near the  
City of Greenville, being shown as Lot No. 46 on plat of Heritage Hills recorded in Plat  
Book YY at Page 187 in the R. M. C. Office for Greenville County and being more fully  
described as follows:

BEGINNING at an iron pin on the southern side of Colvin Road at the corner of Lot 45 and  
running thence with the southern side of said road, N. 80-15 E. 40 feet and S. 87-17 E.  
65 feet to an iron pin at the corner of Lot 47; thence with line of said lot, S. 10-19 E.  
155.9 feet to an iron pin at corner of Lot 20; thence with lines of Lots 20 and 21, S. 80-  
15 W. 105 feet to an iron pin at corner of Lot 45; thence with line of said lot, N. 9-45 W.  
170 feet to the beginning corner; being the same conveyed to me by Zebulon V. Kornegay  
and Betty L. Kornegay by deed dated June 6, 1969 and recorded in the R. M. C. Office for  
Greenville County, Book 869, Page 367.

This is the same property conveyed to mortgagors by deed of Malcolm M. Medlin recorded  
in the RMC Office for Greenville County in Deed Book 1035 at Page 525 on April 30, 1976.

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.

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