

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1423 1155  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Donald E. Bailey and Helen C. Bailey

(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 **Three Thousand One Hundred Seventy-Seven and 27/100-----**

-----Dollars \$ **3,177.27** ) due and payable  
**In Thirty-Six (36) consecutive monthly installments of One Hundred Eight  
and 58/100 dollars (\$108.58), beginning on March 15, 1978, and on the  
same day of each month thereafter until paid in full,**

with interest thereon from **February 15, 1978** at the rate of **14.00** 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 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 piece, parcel or tract of land consisting of 4.8 acres  
in the State and County aforesaid, situate on the southwestern side of road  
leading from Hart Cut Road to Talley Bridge Road near Walnut Grove and  
having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of a county road  
located S 60-35 E 165 feet from the intersection of Hart Cut Road and 21 feet  
from branch northwest; thence over an iron pin by maple S 44-50 W 140.7 feet  
to an iron pin by branch; thence S 13-30 E 472 feet to an iron pin; thence  
N 50-40 E 570 feet to an iron pin on the northeastern bank of a county road;  
thence along road N 42-50 W 222 feet to bend and N 84-30 W 300 feet to point  
of beginning.

This is the same property conveyed to mortgagors herein by  
deed of Norwood & Daisey Robinson recorded March 16, 1962 in Deed Book 694  
at Page 331.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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  
thereof 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 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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