

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

26 3 38 PM '79

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Robert E. Johnson and Susan J. Johnson

hereinafter referred to as Mortgagor is well and truly indebted unto CN MORTGAGES, INC., P.O. Box 10242, F. S., Greenville, S. C. 29603

hereinafter referred to as Mortgagee as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Six Thousand and no/100----- Dollars 6000.00 due and payable

In Sixty (60) consecutive monthly installments of One Hundred Thirty-nine and 60/100 (\$139.60) dollars, beginning on February 25, 1979, and on the same day of each month thereafter until paid in full,

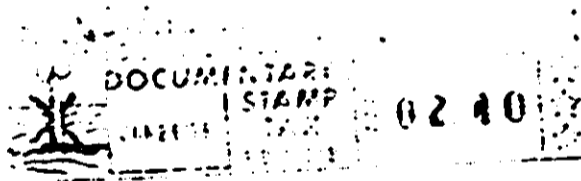
with interest thereon from January 25, 1979 at the rate of 14.00 per centum per annum, to be paid

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 Mortgagee in hand well and truly paid by the Mortgagor at and before the making 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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 60, Devenger Place, Section 6, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated September, 1975, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 5P, at Page 2, reference to said plat is hereby craved for a metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of Devenger Road Land Company, a Partnership recorded in the RMC Office for Greenville County on May 4, 1977 in Deed Book 1055 at Page 947.



CC:0

Together with all and singular rights, incidents, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may accrue or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, installed, or fitted thereto, and in witness whereof the parties hereto have hereunto set their hands and seals at Greenville, South Carolina, this 26th day of March, 1979.

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 hereunto described, is competent to make the same, and is lawfully authorized to execute, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend as and against the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same in any particular.

The Mortgagee further covenants and agrees to the following:

(1) That this mortgage shall secure the Mortgagor's indebtedness for such further sums as may be advanced hereafter to the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs, or other purposes pursuant to the aforesaid terms. This mortgage shall also secure the Mortgagor for any further loans, advances, readvances, or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount of the loan advanced. All such advances 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 created on the mortgaged property insured against fire and theft by the Mortgagee against loss by fire and any other hazards specified by the 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 a valid policy and renewal thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and for the benefit of the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy covering 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 created on the said premises, and in the case of any improvements, 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 expense of such repairs to the completion of such construction to the mortgage debt.

CC:1

4328 RW-2