

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE U.C.S.C.  
JAN 30 3 05 PM '79  
JAMES S. TANNER SUELY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

14-00 342

WHEREAS, Osborne G. Wood, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN 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 incorporated herein by reference, in the sum of

Ten Thousand Five Hundred Sixty and no/100----- Dollars 10,560.00 due and payable

In Seventy-two (72) consecutive monthly installments of Two Hundred Seventeen and 59/100 (\$217.59) dollars, beginning on February 26, 1979, and on the same day of each month thereafter until paid in full,

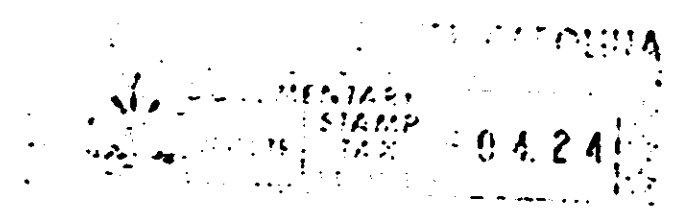
with interest thereon from January 26, 1979 at the rate of 14.00 per centum per annum, to be paid

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 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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 84, Brook Glenn Gardens, plat of which is recorded in the RMC Office for Greenville County in Plat Book .111, at Page 84, reference to said plat being hereby craved for a more particular description.

This being the same property conveyed to the mortgagor herein by deed of H. J. Martin and Joe O. Charing recorded in the RMC Office for Greenville County on December 1, 1967 in Deed Book 833 at Page 609.



Together with all and singular rights, members, appurtenances, and appurtenances by law or equity to the same in any way incident, of appurtenance, and all of the rents, issues, and profits which may arise or be had therefrom, and the utility, use, benefit, pleasure, and righting fixture, now or hereafter created, constituted, or in any manner to be made, in, to, or on the premises, together with all fixtures and equipment, other than the usual household furniture, household appliances, and other contents.

TO HAVE AND TO HOLD, unto the said Mortgagee, its successors and assigns, unto the said Mortgagee, its successors and assigns.

The Mortgagee covenants that it is lawfully seized of the premises herebefore described, in fee simple, and 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 Mortgagee further covenants to warrant and forever defend, and to repair the said premises unto the Mortgagee, its heirs, assigns and against the Mortgagor and all persons claiming or lawfully claiming the same, and its part thereon.

The Mortgagee further covenants and extends 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, not within the aforesaid terms. This mortgage shall also secure the Mortgagee for any further loans, advances, repayments, or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thereon does not exceed the principal amount of the loan hereon. Advances so made shall bear interest at the same rate as the mortgage debt and shall be payable on demand at the Mortgagee's option, and shall be secured by this mortgage.
- (2) That it will keep the improvements now existing or hereafter created on the mortgaged premises insured against fire and theft to the extent by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, and in such amounts as may be required by the Mortgagee, and it will pay or cause to be paid a policy or policies of fire and theft insurance to be held by the Mortgagee, and have attached thereto loss payable clause in favor of, and terms acceptable to, the Mortgagee, and it will pay or cause to be paid 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 created or to be created, and in the case of a new building, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, either repair and premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expense for such repairs or the completion of such construction to the mortgage debt.

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