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GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Ass 18 11 19 77

MORTGAGE OF REAL ESTATE

DONNIE S. TAMERSLEY
P.M.C.

12/10/76

to be
to be
to be

WHEREAS Larry K. Seitz and Joanna W. Seitz

(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 Mortgage) is 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 Six Hundred Eleven and 49/100----- Dollars 6,611.49 1 due and payable

This is the same property conveyed to the mortgagors herein by deed of Michael C Webb and Maria H. Webb recorded June 27, 1975 in Deed Book 1020 at Page 484.

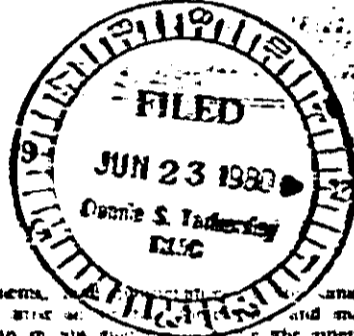
PAID IN FULL AND FULLY SATISFIED
CN MORTGAGES, INC.

6-6-80

365-2-13

John D. Hawkins
WITNESS

WITNESS ASST. VICE PRESIDENT



JUN 23 1980

Together with all and singular rights, members, hereditaments, and appurtenances, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed therein in any manner, and the attention 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 Mortgagee covenants that it is lawfully seized of the premises heretofore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 Mortgagee 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 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 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 thereon 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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