

MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1979, between the Mortgagor, Gerald R. Glur

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

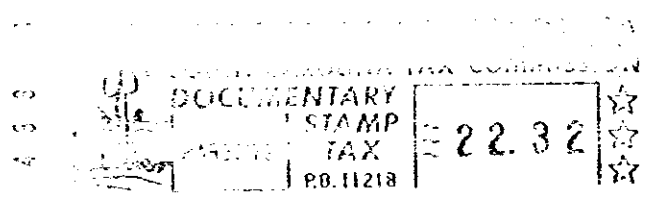
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand Eight Hundred & No/100 00 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or tract of land containing 1.20 acres, more or less, situate, lying and being on the western side of Bethel Road, in Austin Township, Greenville County, South Carolina, being a portion of 7.45 acre tract of the Property of Edwin F. Petersen recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-D at page 191, and having, according to a plat of the Property of Gerald R. Glur made by Freeland & Associates, dated May 1, 1978, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6-Q at page 84, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the Bethel Road (iron pin back at 12 feet), said iron pin being located 596 feet north from Gilders Creek and approximately 175 feet north of a lot owned by James Allen Roach, et al; and running thence N. 68-48 W., 426.94 feet to an iron pin; thence along the line of property now or formerly owned by Jackson, N. 14-15 W., 232 feet to an iron pin; thence N. 63-50 E., 128.45 feet to an iron pin; thence S. 26-30 E., 280.60 feet to an iron pin; thence S. 21-11 W., 74.62 feet to an iron pin; thence S. 68-48 E., 266.44 feet to a nail and cap in Bethel Road (iron pin back at 12 feet); thence through Bethel Road, S. 19-45 W., 20.01 feet to the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of Jean A. Glur, to be recorded herewith.



which has the address of 1.20 acres Bethel Road, Simpsonville, South
(Street) (City)
Carolina 29681 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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