STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James M. Conway, IV and Donna L. Conway

frereinafter referred to as Mortgagor) is well and truly indebted unto

Gerald Glur Real Estate Co., Inc. thereinafter 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 One Thousand Three Hundred and no/100 -----Dollars (\$ 1,300.00) due and payable in equal consecutive monthly installments of \$20.80 per month commencing March 1, 1982,

march 1, 1982, March 1, 1982 with interest thereon from & At at the rate of Ten 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 Mortgueee, 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 scaling 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:

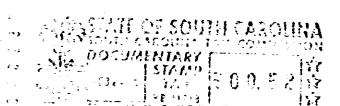
All that piece, parcel or lot of land, situate, lying and being on the eastern side of Sunshine Avenue in Greenville County, South Carolina, being shown and designated as Lot No. 49 on a Plat of Sans Souci Highlands, recorded December 1, 1926 in the RMC Office for Greenville C ounty, S.C. in Plat Book "G", at page 126, reference to said Plat is hereby craved for the metes and bounds thereof.

Being the same property conveyed to James M. Conway IV and Donna L. Conway by deed of Gerald Glur Real Estate Co., Inc., recorded herewith.

This is a purchase money mortgage.

Mortgagees address: 1605 Laurens Road

Greenville, S.C. 29607



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 bereinabove 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 coverants herein. This mortgage shall assessments as may be advanced necessate, at the option of the purposes pursuant to the coverants herein. This mortgage shall assessments as may be advanced necessate, at the option of the coverants herein. This mortgage shall also the coverants herein. This mortgage shall also the coverants herein. This mortgage is not the coverants herein. This mortgage is not the coverants herein. This mortgage is not the coverants herein. Osecure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so Olong as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest Out the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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