

MORTGAGE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN M. DILLARD, P.A.
GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

GERALD R. GLUR
R.H.C.

COMMUNITY BANK

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 Thirteen Thousand Five Hundred and no/100ths Dollars (\$ 13,500.00) due and payable as set forth in said note.

~~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:~~

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 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 a 7.45 acre tract of the PROPERTY OF EDWIN F. PETERSEN, recorded in the RMC 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 RMC Office for Greenville County, South Carolina, in Plat Book 6-Q, 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 property is the same conveyed to the Mortgagor by deed of Jean A. Glur recorded March 30, 1979 in Deed Book 1099, page 555 in the RMC Office for Greenville County, South Carolina.

This mortgage is secondary and junior in lien to a mortgage given to First Federal Savings and Loan Association, in the original sum of \$55,800.00, recorded in Mortgage Book 1461, page 364.

SC10
0030 80
80

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX STAMP
05.40

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 hereinabove 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor 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.

0706

4328 RV-2