



MORTGAGE

THIS MORTGAGE is made this 20th day of October 19 81, between the Mortgagor, Gerald R. Glur (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand, nine hundred, forty-four and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1986

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 lot of land with all buildings and improvements thereon, situate, lying and being on the western side of West Drive, being shown and designated as Lot No. 127 on a plat of Coleman Heights made by Terry T. Dill, Surveyor, dated February, 1958, recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR, page 115, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Robert H. Smat, Jr. by deed of K & D Enterprises, Inc. recorded in Deed Book 935, page 129 on January 31, 1972 and is conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the grantee agrees and assumes to pay in full the indebtedness due on the note and mortgage given by Robert H. Smat, Jr. to Collateral Investment Company in the original sum of \$19,500.00, assigned to Union Federal Savings and Loan Association of Evansville, Indiana recorded on January 31, 1972 in Mortgage Book 1220, page 617.

As a further part of the consideration of this deed, the grantor hereby assigns, transfers and sets over unto the Grantee all his right, title and interest in and to any escrow deposits maintained by the Mortgagee in connection with the mortgage loan referred to above.

This is the same property conveyed by deed of Robert H. Smat, Jr. by deed dated 9/7/79, recorded 9/14/79 in volume 1111, page 513.

which has the address of 126 West Drive Travelers Rest, South Carolina 29662 (herein "Property Address");

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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