

GR: FILED

AUG 31 3 03 AM '82

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1579 PAGE 174

THIS MORTGAGE is made this 9th day of August 1982, between the Mortgagor, Gerald R. Glur Real Estate, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty three thousand, six hundred, thirty-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1992

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, situate, lying and being at the southwestern corner of the intersection of Jenkins Bridge Road with South Carolina Highway No. 418, in Fairview Township, Greenville County, South Carolina, near Fountain Inn, containing 0.5 acre, more or less, and being shown on a plat of the PROPERTY OF PAUL E. JONES AND MOREA S. JONES, made by J. D. Calmes, R.L.S., dated April, 1962, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Old South Carolina Highway No. 418 with the Jenkins Bridge Road, and running thence along the edge of the right of way of Old South Carolina Highway No. 418, S. 7-08 E., 155 feet to an iron pin; thence along the line of property now or formerly owned by T. P. McDowell, S. 80-57 W., 150 feet to an iron pin; thence continuing along the line of said property, N. 9-03 W., 130 feet to an iron pin on the southern side of Jenkins Bridge Road; thence with the southern side of Jenkins Bridge Road, N. 71-30 E., 157.4 feet to the point of beginning.

The above mentioned plat is recorded in the RMC Office for said County and State in Plat Book HHH, page 24.

The above property is the same conveyed to the Mortgagor by deed of W. Randy Goodwin and Nancy L. Goodwin to be recorded simultaneously herewith.

1982 AUG 31 12 10
 A. C. O. C. T.

which has the address of Intersection Highway 418 & Jenkins Bridge Rd., Fountain Inn, South Carolina 29644 (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.

0174

4328 RV.2