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MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,132.28

THIS MORTGAGE is made this 15th day of March 1984, between the Mortgagor, Gerald R. Glur Real Estate, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Fifteen Thousand Four Hundred Eighty Three dollars .60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 20, 1994

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 on the northern side of Picardy Drive, in Greenville County, South Carolina, being shown as Lot No. 166 on a plat of IDLEWILD, SHEET ONE, made by Enwright Associates, Engineers, dated January 17, 1972, recorded in the RMC Office for Greenville County, S C., in plat Book 4-N, page 54, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantor by deed of the Secretary of Housing and Urban Development, recorded in Deed Book 1057, page 760, on June 1, 1977, in the RMC Office for Greenville County, S. C., and is hereby 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 hereby assumes and agrees to pay in full the indebtedness due on a note and mortgage given by William Rucker to NCNB Mortgage South, Inc., recorded in Mortgage Book 1399, page 695, on June 1, 1977, in the original sum of \$16,900.00, which has a present balance due in the sum of \$15,888.80.

As a further part of the consideration for this deed the Grantor hereby assigns, setover and transfers unto the Grantee all his right, title and interest in and to all escrow funds maintained by the mortgagee in connection with the above mortgage loan.

This is that same property conveyed by deed of William Rucker to Gerald R. Glur Real Estate, Inc. dated Feb. 2, 1984 and recorded Feb. 2, 1984 in deed Volume 1205 at Page 655 in the RMC Office for Greenville County, South Carolina.

which has the address of 1605 Laurens Rd., Greenville, SC 29607 (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 seised 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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