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GREENVILLE CO. S.C.

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DONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

(Participation)

VOL 1691 888

This mortgage made and entered into this 28th day of November, 1984, by and between PHILIP T. GLENNON, JR., and CONSTANCE A. GLENNON

(hereinafter referred to as mortgagor) and

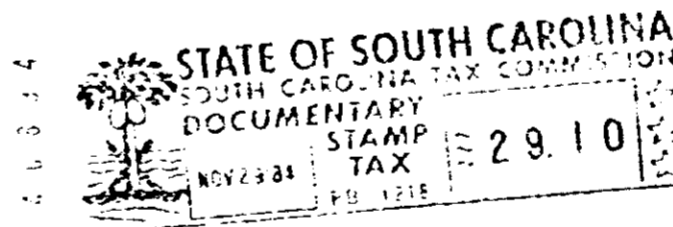
AMERICAN FEDERAL BANK, F.S.B. (hereinafter referred to as mortgagee), who maintains an office and place of business at 101 E. Washington Street, Greenville, South Carolina,

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Scattershot Lane and on the Southern side of Shallowstone Road, near the City of Greenville, and being shown and designated as Lot No. 617 on plat of Sugar Creek, Map One, Section Three, prepared by C. O. Riddle, RLS, dated January 5, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 35, and having, according to said plat, the following metes and bounds:

BEGINNING at an old iron pin on the Northern side of Scattershot Lane, at the joint front corner of Lots Nos. 617 and 619, and running thence with the Northern side of Scattershot Lane, N. 87-27 W. 43.3 feet to an old iron pin; running thence N. 48-26 W. 103.91 feet to an old iron pin; running thence N. 13-39 E. 35.02 feet to an old iron pin on the Southern side of Shallowstone Road; running thence with the Southern side of said road, N. 55-33 E. 105.7 feet to an old iron pin at the joint corner of Lots Nos. 617 and 618; running thence with the joint line of said lots, S. 37-24 E. 133.38 feet to an old iron pin in the line of Lot No. 619; running thence with the line of Lot No. 619, S. 43-20 W. 80.78 feet to an old iron pin, the point and place of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated October 28, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1199, at Page 560, on October 31, 1983.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property ( provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated November 28, 1984, in the principal sum of \$ 97,000.00, signed by Philip T. Glennon, Jr., in behalf of Creative Business Systems, Inc.

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