

RECORD

GREENVILLE CO. S. C.

BOOK 80 PAGE 1039

MORTGAGE - INDIVIDUAL FORM DILLARD & SUTCHELL, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

MORTGAGE OF REAL ESTATE

BOOK 1578 PAGE 582

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES C. ANDERSON AND CAROL S. ANDERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto GERALD R. GLUR REAL ESTATE, INC.

(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 Three Thousand and no/100ths

Dollars (\$ 3,000) due and payable

The within mortgage is junior and secondary to a first mortgage given to Aiken-Speir, recorded November 22, 1976 in Mortgage Book 1383, page 456 in the original sum of \$35,500.

The within mortgage is junior and secondary to a second mortgage given to Sun America, recorded November 11, 1980 in Mortgage Book 1515, page 427 in the original sum of \$10,000.

The within mortgage is junior and secondary to a third mortgage given to Gerald R. Glur Real Estate, Inc, recorded September 21, 1981 in Mortgage Book 1553, page 328, in the original sum of \$4,812.

FILED GREENVILLE CO. S.C. MAY 4 1983 3 38 PM DUNNIE S. TAMMENSEL R.M.C. DEPARTMENT OF REVENUE GREENVILLE S.C. 29615

PAID IN FULL and satisfied this 4th day of May, 1983 GERALD R. GLUR REAL ESTATE, INC. BY: Gerald R. Glur, President

with John Pote

29042 JOHN M. DILLARD, A MAY 4 1983

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Together with all and singular rights, members, hereditments, 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.