1605 Laurens Road Greenville, S. C. 29607 MORTGAGE - INDIVIDUAL FORM: DILLARD SOMETCHELL, P.A., GREENVILLE, S. C. Mar 26 11 37 111 179 MORTGAGE OF REAL ESTATESON STATE OF SOUTH CAROLINA FORMIE S. TANKERSLITY ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE

Melvin D. Sutton and Mary A. Sutton WHEREAS,

(hereinalter referred to as Mortgagor) is well and truly indebted unto Gerald R. Glur

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of Six Thousand Four Hundred and no/100----- Dollars (\$ 6,400.00 ) due and payable as provided in the promissory note of even date

**жессионжимомжинжинк** Knollwood Court the following courses and distances: N. 41-58 E. 134 feet to a point; thence on a curve the chord being N. 68-56 E. 22.9 feet to a point; thence S. 57-05 E. 70 feet to a point; thence S. 57-05 E. 89.5 feet to the point of beginning.

The above property is the same property conveyed to Melvin D. Sutton and Mary A. Sutton by deed of Gerald R. Glur of even date to be recorded herewith.

The within mortgage is a second mortgage junior in lien to a first mortgage given to United Federal Savings and Loan dated April 20, 1979 in the original amount of \$30,000.00.

Tail & SAHIST rest in Fall on His

Remember John M. Dillard

Together with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and Together with all and singular rights, members, herditaments, and appurtenances to the same convoging in any may may may be sufficient to the control 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 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 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 the control of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter the control of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter the control of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter the control of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures now or hereafter the control of the control o attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such firtures and equipment, other than the Ajusual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and ringular the said premises unto the Mortgagee, its beirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully setted of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, coavey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Morigagor 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 (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 before the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so king 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 mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.