P. O. Box 6526, Sta. B

ORTGAGE INDIVIDUAL FORM DILLARD & MITCHELL, P.A., GREENVILLE, Greenville, S. C.

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald R. Glur

thereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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

Sixteen Thousand Four Hundred and no/100------Dollars (\$16,400.00) due and payable as set forth in the note of even date herewith

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, just North from Greer, S. C., lying on the northern side of the road that leads from the Miller Road to Apalache, and having the following courses and distances, to-wit:

BEGINNING on an iron pin in the northern edge of the said road to Apalache, joint corner of lands now or formerly of Mrs. M. H. Suddeth and other lands now or formerly of Jannie Burnett Mayfield and others and runs thence with the Apalache Road S. 81-16 W. 324.7 feet to an iron pin in the southern edge of the Apalache Road, Jannie Burnett Mayfield and Eleanor A. Burnett corner; thence continuing with the said road S. 79-10 W. 175 feet to an iron pin in the center of the intersection of the said Apalache Road and the Miller Road; thence with the Miller Road N. 10-00 W., 330 feet to an iron pin in the said road; thence N. 79-00 E. 475.5 feet to an iron pin on original line of J. A. Burnett; thence with this line S. 14-00 E. 347 feet to the beginning corner and containing 3.57 acres, more or less.

The above property is the same property conveyed to Gerald R. Glur by deed of Louis M. Dibello and Laura Ann M. Dibello of even date to be recorded herewith.

ALSO, All that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being at the northeastern corner of the intersection of Myron Lane with Crestfield Road in Greenville County, South Carolina, being shown as Lot No. 3 on a plat of the Property of Donald E. Baltz made by C. O. Riddle, Surveyor, dated January 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BB, Page 175, reference to which plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to Gerald R. Glur by deed of John R. Strawhorn recorded August 2, 1977 in Deed Book 1061 at Page 663.

The within mortgage is junior-in-lien to a first mortgage covering the first above described property owned by Citizens Building and Loan Association in the original sum of \$13,500.00 recorded im Mortgage Book 1409, Page 202 on September 6, 1977, having a present balance due in the sum of \$12,382.64 and a first mortgage covering the second above described property owned by First Federal Savings and Loan Association of Greenville, S. C. in the original sum of \$14,000.00 recorded in Mortgage Book 1405, Page 809, which has a presence balance due in the sum of \$13,876.47.

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Together with all and singular rights, members, herditaments, 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 firtures 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 Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinabove 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 Mortgagoe 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 Mortgager 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.

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