

1539 S.C.  
PH '81  
RSLEY

**MORTGAGE**

THIS MORTGAGE is made this 27th day of April,  
1981, between the Mortgagor, GERALD R. GLUR

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVEN THOUSAND NINE HUNDRED  
THIRTY SEVEN DOLLARS AND 20/100 dollars, which indebtedness is evidenced by Borrower's  
note dated April 27, 1981, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid due and payable on \_\_\_\_\_  
April 31, 1991

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 repay-  
ment 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 improve-  
ments, situate, lying and being on the southern side of Fork Road, in  
Greenville County, South Carolina, in the Town of Fountain Inn, being  
shown and designated as Lot No. 6, Block B, on a plat of FRIENDSHIP  
HEIGHTS, made by W. N. Willis, Engineer, recorded in the RMC Office for  
Greenville County, S. C., in Plat Book RR, page 159, reference to which  
is hereby craved for the metes and bounds thereof.

THIS mortgage is junior in lien to that certain mortgage in favor of  
United States of America, recorded May 2, 1975, in the RMC Office for  
Greenville County in REM Book 1338 at Page 639, in the original amount  
of \$15,000.00.

THIS is the same property conveyed to the Mortgagor herein by deed of  
Betty Jo Bailey, dated December 31, 1980 and recorded January 5, 1981,  
in the RMC Office for Greenville County in Deed Book 1140 at page 152.

which has the address of 206 Fork Road Fountain Inn  
(Street) (City)  
South Carolina 29644 (herein "Property Address");  
(State and Zip Code)

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 seized 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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