

MORTGAGE INDIVIDUAL (ORDIN.) FILED
S.C.

GREENVILLE, S.C. 011035 00357

STATE OF SOUTH CAROLINA 10 22 83 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE DUNN. BERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN.
R.M.C.

WHEREAS, James M. Jenkins and Joann Jenkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene D. Glur

(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 Four Thousand Nine Hundred Thirty Nine and No/100-----
----- Dollars (\$ 4,939.00) due and payable

according to terms of promissory note executed of even date herewith

with interest thereon from date at the rate of 14% per centum per annum, to be paid.

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the making 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 Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Glendale Street, in Greenville County, South Carolina, being shown and designated as Lot No. 22 and a portion of Lot No. 21 on a plat of GLENDALE HEIGHTS, made by J. Mac Richardson, Surveyor, dated February, 1958, recorded in the RMC Office for Greenville County, S. C. in Plat Book KK, page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Glendale Street at the joint front corners of Lots Nos. 22 and 23 and running thence with the common line of said lots, N. 83-15 E. 130 feet to an iron pin; thence S. 6-45 E. 87.5 feet to an iron pin in the rear line of Lot No. 21; thence a new line through Lot No. 21, S. 83-15 W. 130 feet to an iron pin on Glendale Street; thence with the eastern side of Glendale Street, N. 6-45 W. 87.5 feet to the point of beginning.

The above property is the same conveyed to James M. Jenkins and Joann Jenkins by deed of Gerald R. Glur, dated November 14, 1983 and recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to that certain mortgage given to National Homes Acceptance Corp. in the original sum of \$18,300.00, recorded in Mortgage Book 1326, page 438, on October 29, 1974, now owned by Lomas & Nettleton Company, which is a first mortgage lien, and to that certain mortgage given to Union Home Loan Corporation of South Carolina, dated November 14, 1983 recorded in Mortgage Book 1325, page 410, on November 15, 1983, in the original sum of \$11,315.00, which is a second mortgage lien.

THE NOTE WHICH THIS MORTGAGE SECURES PROVIDES THAT INTEREST WHICH ACCRUES AND IS UNPAID ON SAID NOTE SHALL BE ADDED TO THE PRINCIPAL INDEBTEDNESS FROM TIME TO TIME DUE HEREUNDER, FOR THE FIRST TEN YEARS THEREOF, IN ORDER THAT THE FACE AMOUNT OF SAID NOTE AND THIS MORTGAGE WILL BE INCREASED THROUGH NEGATIVE AMORTIZATION, AS PROVIDED FOR IN SAID NOTE.

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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.

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