

MORTGAGE - INDIVIDUAL **FILED** WILLARD & MITCHELL, P.A., GREENVILLE, S. C.

1620 10579

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**REC'D**  
AUG 3 30 11 '83  
R.M.C.

**MORTGAGE OF REAL ESTATE**

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, AUBREY CHILDERS and ELAINE G. CHILDERS

(hereinafter 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 herein by reference, in the sum of **One Thousand One Hundred Forty Four and no/100ths** Dollars (\$1,144.00) due and payable as set forth in said note,

with interest thereon from date at the rate of **12** per centum per annum, to be paid at maturity.

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 certain piece, parcel or lot of land, with all buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of the cul-de-sac right-of-way of Hollow Oak Drive and being known and designated as Lot No. 144 on a plat entitled A REVISION OF LOTS 143 & 144, SECTION 2, PEPPER TREE, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-G, page 114, reference to which plat is hereby craved for the netes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Fidelity Federal Savings and Loan Association recorded on March 20, 1980 in Deed Book 1122, page 561 in the RMC Office for Greenville County, S. C.

The within mortgage is secondary and junior in lien to a first mortgage given by Aubrey Childers and Elaine G. Childers to First Federal Savings and Loan Association, recorded in Mortgage Book 1198, page 496, in the original sum of \$47,700.00, on March 20, 1980.

The within mortgage is secondary and junior in lien to a second mortgage given by Aubrey Childers and Elaine G. Childers to Gerald R. Glur, recorded in Mortgage Book 1551, page 155, in the amount of \$1,500.00 on August 27, 1981.

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 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.

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