

RECORDED
MAR 23 2 53 PM '84
S.C.
SPENCER SHERLEY

Vol. 1553 p. 465

MORTGAGE

THIS MORTGAGE is made this 22nd day of March, 1984, between the Mortgagor, Gerald R. Glur Real Estate, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Six and 04/100 (\$15,006.04)-----Dollars, which indebtedness is evidenced by Borrower's note dated March 22, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 18, 1984.....;

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 repayment 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 certain piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the southeastern corner of the intersection of Roper Mountain Road and Godfrey Road, in Greenville County, South Carolina, being known and designated as the western portion of Lot No. 10, as shown on plat entitled "Kay's Acres", recorded in the RMC Office for Greenville County, S. C. in Plat Book 000, page 125, and having, according to a revised plat thereof, dated January 13, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Roper Mountain Road and Godfrey Road and running thence along the southern side of Roper Mountain Road, S. 71-38 E. 251.6 feet to an iron pin; thence along a new line through said lot, S. 18-22 W. 219.4 feet; thence N. 87-40 W. 181.3 feet to an iron pin; thence along the eastern side of Godfrey Road, N. 2-20 E. 280.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of W. Daniel Yarborough, Jr., as Master-in-Equity for Greenville County, S. C., to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS TAX COMMISSION
DOCUMENTARY
STAMP
TAX
MARCH 23 1984
\$ 000 4

which has the address of Route 3, Roper Mountain Road, Simpsonville, S. C.,
(Street) (City)
29681 (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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