

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,157.28

THIS MORTGAGE is made this 1st day of June 19. 84, between the Mortgagor, Jean A. Glur (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B. a corporation organized and existing under the laws of The United States of America whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Six Hundred Thirty Nine dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 June 10, 1994

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 lot of land, with improvements, lying on the eastern side of Glendale Street, in Greenville County, South Carolina, being shown as Lot No. 9 and the southern one-half of Lot No. 10 on a plat of GLENDALE HEIGHTS, made by J. MacRichardson, Surveyor, dated February, 1958, recorded in the RMC Office for Greenville County, S. C., in Plat Book KK, page 143, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Glendale Street at the joint front corner of Lots Nos. 8 and 9 and running thence with the common line of said lots, S. 3-15 E., 130 feet to an iron pin; thence N. 6-45 W., 105 feet to a point; thence with the center line of Lot No. 10, S. 83-15 W., 130 feet to a point on Glendale Street; thence with the astern side of Glendale Street, S. 6-45 E., 105 feet to the point of beginning.

This is that same property conveyed by deed of Lola M. Fuller to Jean A. Glur dated May 28, 1982 and recorded May 28, 1982 in deed Volume 1167 at Page 714 in the RMC Office for Greenville County, South Carolina.

which has the address of 216 Hunters Trail Greenville (Street) (City) SC 29615 (State and Zip Code) (herein "Property Address");

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 seised 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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