

Security Federal

RE83-117

MORTGAGE

FILED
GREENVILLE, S.C.
JUL 29 1 19 PM '83
DONNIE S. JAMES SLEY
R.M.C.

THIS MORTGAGE is made this twenty-ninth (29th) day of July 19 83 between the Mortgagor, JAMES R. GLENN AND ELIZABETH M. GLENN (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand Five-Hundred and no/100ths (\$54,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013.

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 piece, parcel or lot of land situate, lying and being on the northern side of Queen Ann Road, Greenville County, South Carolina, being known and designated as Lot No. 26 Foxcroft, Section 1, a plat of which is recorded in the RMC Office for Greenville County in Plat Book 4F at pages 2 & 3 and having according to said plat the metes and bounds thereon.

This is the same as that conveyed to James R. Glenn and Elizabeth M. Glenn by deed of Sunbank Mortgage Company being dated concurrently herewith.

RECEIVED BY THE STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
STAMP TAX \$21.80

which has the address of 15 Queen Ann Road, Greenville, South Carolina 29615 (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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