

STATE OF SOUTH CAROLINA } RECORDED 1 14 6 PM '81 MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE } JAMES W. WATSON, CLERK }  
R.M.C. } ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES F. ZAGLIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARD T. STROM, TRUSTEE UNDER THE TRUST AGREEMENT DATED AUGUST 31, 1981, FOR THE BENEFIT OF TRACY JEAN ZAGLIN,

(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 Nineteen Thousand

-----Dollars (\$19,000.00 ) due and payable  
October 15, 1991,

with interest thereon from date at the rate of Fifteen/ (15%) per centum per annum, to be paid: monthly.

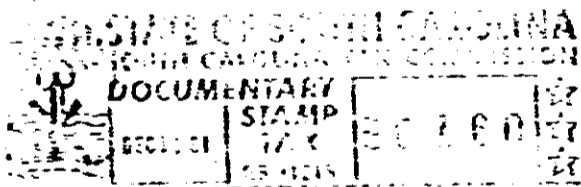
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 sealing 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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Old Spartanburg Road, containing One-half (1/2) acre, more or less, and having, according to a plat prepared by R. K. Campbell, August 19, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southern line of said road, this being the northwestern corner of the lot herein conveyed, and running thence along the southern boundary of said road N. 76-16 E., 105 feet to an iron pin; thence S. 21-32 E. 204 feet to an iron pin in the line of property of Rock Hill Baptist Church; thence along the line of the Church property, S. 83-0 W., 31 feet to an iron pin; thence continuing along the line of the Church property, S. 57-15 W., 80 feet to an iron pin; thence N. 20-25 W., 202 feet to an iron pin, point of beginning.

This is the same property conveyed to Charles F. Zaglin and James B. Newman by deed of Janice M. Lollis and James A. Boling dated April 21, 1978, and recorded on April 24, 1978, in the R.M.C. Office for Greenville County in Book 1077 at Page 637. Subsequently, on May 31, 1979, a deed was given by James B. Newman to Charles F. Zaglin, which deed was recorded on June 4, 1979, in said R.M.C. Office in Book 1104 at Page 38.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

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