

5274

Box 6525, Station B  
Greenville, S.C.

MORTGAGE - INDIVIDUAL FORM - DILLARD & MITCHELL, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE BOOK 1422 PAGE 213

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
WHEREAS, GERALD R. GLUR

BOOK 57 PAGE 774

(Hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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 FIVE THOUSAND AND NO/100

Dollars (\$ 5,000.00) due and payable

as set forth in the note of even date herewith

with interest thereon from date at the rate of nine per centum per annum, to be paid monthly  
The within mortgage is junior-in-rank to a first mortgage covering the above described property owned by First Federal Savings and Loan Association of Greenville, S.C. in the original sum of \$14,000.00, which has a present balance due in the sum of \$13,961.17, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1405 at page 809.

34916

*Created  
Dennis J. Tankersley  
S.C.*

MAY 23 1978  
PAID & SATISFIED

This 16 Day of May 1978

COMMUNITY BANK

*Kathy W. ...*  
WITNESS

Senior-Vice-President

GCTO ----- 1623 78 1140

DILLARD & MITCHELL, P.A.  
GREENVILLE CO. S.C.  
MAY 23 10 43 AM '78  
DONNIE S. TANKERSLEY  
R.M.C.

GCTO ----- 3 JAS 81

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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