

BOOK 79 200

BOOK 1579 PAGE 174

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of August 1982, between the Mortgagor, Gerald R. Glux Real Estate, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Thirty three thousand, six hundred, thirty-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note of August 6, 1982, for the principal sum of principal and interest line of property now or formerly owned by T. P. McDowell, S. 80-57 W., 150 feet to an iron pin; thence continuing along the line of said property, N. 9-03 W., 130 feet to an iron pin on the southern side of Jenkins Bridge Road; thence with the southern side of Jenkins Bridge Road, N. 71-30 E., 157.4 feet to the point of beginning.

The above mentioned plat is recorded in the RMC Office for said County and State in Plat Book HHH, page 24.

The above property is the same conveyed to the Mortgagor by deed of W. Randy Goodwin and Nancy J. Goodwin to be recorded simultaneously herewith.

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DONNIE S. TANKERSLEY
R.M.C.
JULY 11 1982
JOHN H. DILLARD, PA
ATTORNEY AT LAW
16930
BY: *Jean W. Martin*
Randy M. Beaman
Randy Waddell
16930
James S. ...

which has the address of ... Intersection Highway 418 & Jenkins Bridge Rd., Fountain Inn ... South Carolina 29644 (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 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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