

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 31 9 02 AM '71

BOOK 1414 PAGE 319

MORTGAGE OF REAL ESTATE

CONNIE S. FANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Michael M. Turner and Anita S. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto John E. Walton

(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 ---Fifteen Thousand Two Hundred Fifty Five and 24/100

Dollars (\$ 15,255.24) due and payable

in five equal anual installments; entire balance of principal and interest due not more than seven years from date; first payment due and payable one year from date, with the right of prepayment at any times,

with interest thereon from date at the rate of -eight- per centum per annum, to be paid: annually

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 releaze 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, Chick Springs Township, at the intersection of the Brushy Creek Road and the Buncombe Road, near Pleasant Grove Church, having courses and distances according to survey and plat of the William N. Dillard, Jr. property by H.S. Brockman, dated Oct. 9, 1952, as follows, to-wit:

BEGINNING in the center of the said intersection of said roads and running thence with the Brushy Creek Road, N. 42-45 E. 168 feet to a nail and stopper in center of said road; thence S. 45-10 E. 22.7 feet to a fence post on south side of said road; thence continuing a total distance on same course 176 feet to an iron pin; thence S. 54-20 W. 192 feet to a nail and stopper in the center of the Buncombe Road (iron pin back at 19 feet); thence with the center of said road N. 35-40 W. 140 feet to the beginning corner.

AND ALSO, all that parcel or lot of land adjoining the above described lot, beginning at center of Buncombe Road, and running with joint line of said lot N. 54-20 E. 192 feet to a pin; thence N. 32-30 E. 54 feet to a pin on back line of C.E. Slatton lot; thence S. 55-15 E. 49.8 feet to an iron pin; thence S. 8-35 E. 132.2 feet to an iron pin on line of lot formerly owned by Moss Black and Zobia Black; thence along the former Black line S. 79-45 W. approximately 218 feet to a point in the center of Buncombe Road; thence N. 35-40 W. 47 feet to the beginning corner.

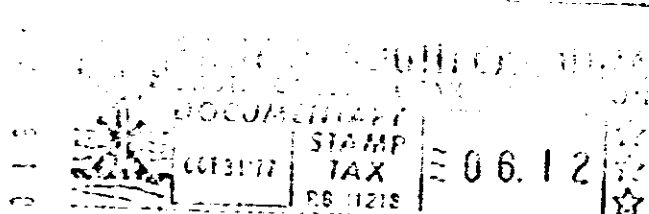
This is that same property conveyed to Mortgagors by deed of Mortgagee this date and to be recorded herewith.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

THIS IS A SECOND MORTGAGE OF THE PREMISES.

Mortgagee Address: 400 Memorial Drive Ext., Greer, S.C. 29651

Mortgagor Address: RT. 4, GREER, S. C. 29651



Together with all and singular rights, members, herditaments, 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.

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