

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEC 19 10 23 AM '79
GONNIE STANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES D. TURNER and MARY JO C. TURNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

(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

FORTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY Dollars (\$ 47,880.00 due and payable
in one hundred twenty (120) equal, monthly installments of \$399.00,
commencing February 1, 1980, and continuing thereafter until paid
in full

as shown in Note of even date

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

AMOUNT ADVANCED \$22,143.89

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 eastern side of U. S. Highway

No. 25, containing 10.40 acres, as shown on a Plat entitled "Survey for Charles D. and Mary Jo C. Turner" dated April, 1969, prepared by Carolina Engineering and Surveying Company, recorded in the RMC Office for Greenville County in Plat Book 4-B, at Page 7, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Highway No. 25, and running thence up Highway No. 25, the following metes and bounds: N 0-44 W, 147 feet; N 0-53 E, 200 feet; N 1-58 E, 408.2 feet to an iron pin; running thence N 86-41 E, 515.5 feet to an iron pin; running thence S 5-25 E, 536 feet to an iron pin; running thence due East 455.4 feet to an iron pin; running thence S 23-00 E, 64.7 feet to an iron pin; running thence S 79-12 W, 1079.9 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Agnes S. Davis, recorded May 6, 1969, in Deed Book 867, at Page 376.

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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 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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