

FILED GREENVILLE CO. S. C. MORTGAGE

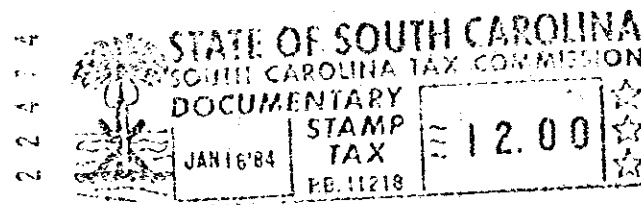
JAN 5 3 34 PM '84

THIS MORTGAGE is made this 2nd day of January 1984, between the Mortgagor Roy R. Turner and Elaine W. Turner (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2004

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina: ALL that certain piece, parcel or lot of land, situate, lying and being in the County and State aforesaid on the southern side of View Point Drive, on Piney Mountain, being all the remaining portion of Tract No. 15 (originally containing 8.92 acres) as shown on a plat of the Property of Arthur S. Agnew, known as "Clairmont Ridge" recorded in the RMC Office for Greenville County, S. C., in Plat Book H, Page 182, and conveyed to Benjamin P. Batson and Josephine S. Batson by deed of Marjorie C. Still, recorded in the RMC Office for Greenville County, S. C., in Deed Book 204, Page 43, there being excluded from the original 8.92 acres certain tracts previously conveyed by Susan Pauline Batson to the following parties: .67 acres, .05 acres and .002 acres conveyed to Julia Belle Singleton; 5.05 acres and .30 acres conveyed to St. James Episcopal Church, .05 acres and .06 acres conveyed to Clifton E. and Julie B. Singleton; and a small strip conveyed to Greenville County for View Point Drive appearing in Deed Book 420, page 340, said Tract now believed to contain approximately 2.738 acres on which the home of the late Susan Pauline Batson was located, and being more fully described in Item II of her Last Will and Testament, which appears of record in the Probate Court for Greenville County, S. C., in Apartment 1651, File 20, and being more particularly described according to plat of Property of R. R. Turner made by Jones Engineering Services, dated March 23, 1982, containing 2.55 acres, recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-Z at page 27, and having such metes and bounds as shown thereon. Said plat incorporated herein and made a part hereof by reference.

DERIVATION: Conveyed to the Mortgagors herein by deeds of First Baptist Church of New Carrollton, Evangelical Institute of Greenville, Inc., Camp Wabanna and North East Rescue Mission, Inc., dated April 3, 1982, and re-recorded in the RMC Office for Greenville County, S. C., April 21, 1982 in Deed Book 1165 at pages 679, 680, 681 and 682.



which has the address of 30 Viewpoint Drive Greenville S. C. 29609 (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

GCTO 3 JAN 06 84 073 4.00CD

3400

4328 RW 2