

FILE MORTGAGE
GREENVILLE, S.C.

Vol 1000 no 428

JUN 26 4 49 PM '84

THIS MORTGAGE is made this 26 day of JUNE 1984, between the Mortgagor, JOSEPH B. TURNER, JR. and REBECCA W. TURNER (herein "Borrower"), and the Mortgagee, SOUTHERN EQUITY MORTGAGE, INC., a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 745 N. Pleasantburg Drive P.O. Box 16059, Greenville, S.C. 29606 (herein "Lender").

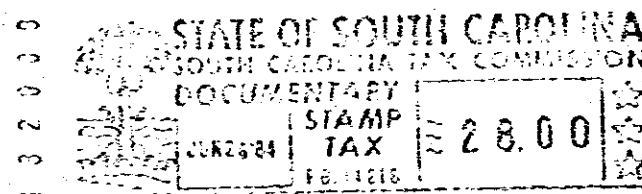
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY THOUSAND (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated JUNE 26 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JULY 1, 2014;

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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Township of Fountain Inn, on the eastern side of North Main Street, and having according to survey by Carolina Surveying Co. dated June 18, 1984 recorded in the RMC Office for Greenville County, S. C. in plat book 10-S page 41, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the northeast side of North Main Street, 312.8 feet from the intersection with Quillen Avenue, and running thence with North Main Street N. 58-13 W. 82.5 feet to a R.R. Spike, corner of property of Harry Blair; thence with said property N. 31-05 E. 409.4 feet to an old iron pin; thence S. 58-43 E. 82.0 feet to an old iron pin corner of property of Charles Rohling; thence with line of said property S. 31-00 W. 410.1 feet to iron pin the point of beginning.

This is the same property conveyed to mortgagors by Earl E. Holcombe & Frances W. Holcombe by deed of even date herewith, to be recorded.



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which has the address of 406 North Main Street, Fountain Inn, S. C. 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 seised 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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