

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS: WE, THOMAS RANDALL TURNER and ANN COOPER TURNER

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to  
BANKERS MORTGAGE CORPORATION

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of ONE HUNDRED TEN THOUSAND AND NO/100 ----- Dollars (\$ 110,000.00 ), with interest from date at the rate of Twelve per centum ( 12.0% ) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation, Post Office Drawer F-20, in Florence, South Carolina 29503, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Thousand One Hundred Fifty Nine and 40/100 Dollars (\$ 1,159.40 ), commencing on the first day of , 19 , and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2008. ,

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Chippendale Drive, near the City of Greenville, S. C., being known and designated as Lot No. 71 on plat entitled "Final Plat Revised, Map I, Foxcroft, Section II", as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4N at Pages 36 and 37, and having, according to a more recent survey prepared by Freeland and Associates, dated June 14, 1983, entitled "Property of Thomas Randall Turner and Ann Cooper Turner", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Chippendale Drive, said pin being the joint front corner of Lots 71 and 72 and running thence with the common line of said lots S. 27-48 W. 142 feet to an iron pin, the joint rear corner of Lots 71 and 72; thence S. 77-17 W. 133.1 feet to an iron pin, the joint rear corner of Lots 71, 73, 76 and 69; thence N. 23-12 E. 232.1 feet to an iron pin on the southwesterly side of Chippendale Drive S. 57-54 E. 39.0 feet to an iron pin; thence continuing with said Drive, S. 62-12 E. 81 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Milton G. Williams, Jr. and Martha R. Williams, dated June 14, 1983 and recorded simultaneously herewith.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Servicemen's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable. Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

GC10  
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046

4.000

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
TAX \$ 44.00

4328-11-2