REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
SEND GREETINGS:

WHEREAS, I. We the said James Oliver Turner hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville S. C., hereinafter called Mortgagee, the sum of $3,670.48 plus interest as stated in the note or obligation, being due and payable in 60 equal monthly installments commencing on the 30 day of September 19 83 and on the same date of each successive month thereafter.

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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Cornell Court and being known and designated as Lot No. 24 of Cordell Subdivision No. 10 as shown on plat thereof made by C. C. Jones in December of 1952 and recorded in the RMC Office for Greenville County in Plat Book BB at Page 84 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Local Home Builders, Inc. recorded in the RMC Office for Greenville County in Deed Book 488 at Page 501 on November 13, 1953.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S. C. 29602.

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 expressly noted 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That I will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the balance owing on the mortgage debt, whichever is greater, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that in case of insurance about to expire, I will deliver renewal policies not less than ten days prior to the respective dates of expiration. In the event of loss, I will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by me, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to me and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.

(3) That I will keep all improvements now existing or hereafter erected on the mortgaged property continuously insured against loss by fire or other hazards in the manner and in the amount required by the Mortgagee from time to time, and that all such insurance shall be carried in companies approved by the Mortgagee and that the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event of loss, I will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by me, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to me and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.