

GREENVILLE
APR 26 10 30 AM '82
DONNA L. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1568 PAGE 674

THIS MORTGAGE is made this 23rd day of April 1982, between the Mortgagor, Fred Phillips Turner and Macy Privette Turner (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

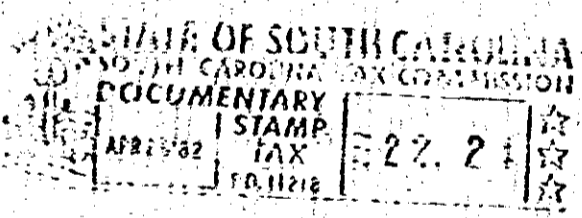
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand Six Hundred and No/100 (\$55,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012

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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 of Block E of the Lucy L. Hindman Property, as shown on a revised plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 209, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of North Main Street, at a point 190 feet north of Hillcrest Drive and running thence along North Main Street, N. 14-47 E. 85 feet to an iron pin; thence S. 66-30 E. 190 feet to an iron pin; thence S. 14-47 W. 85 feet to an iron pin; thence N. 66-30 W. 190 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Jeffrey A. Rippel and Mary Beth Rippel recorded in the R.M.C. Office for Greenville County on April 26, 1982, in Deed Book 1165 Page 866.



which has the address of 1406 North Main Street Greenville, South Carolina (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.

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