

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE

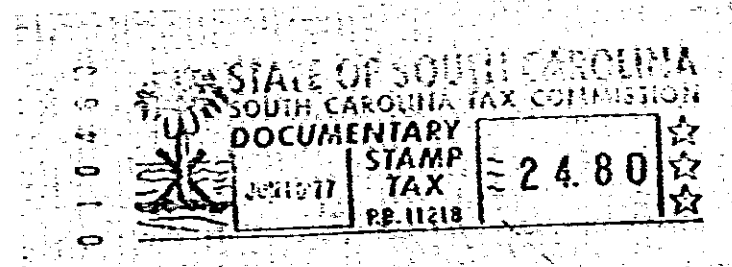
THIS MORTGAGE is made this 10 day of June, 19 77, between the Mortgagor, Julian B. Turner and Janet K. Turner (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-two Thousand and no/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006;

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, together with improvements thereon situate, lying and being on the northern side of Galax Court and on the eastern side of Green Valley Drive, being shown and designated as Lot 24 on plat of Green Valley Estates by Piedmont Engineering Service, recorded in plat book QQ, pages 2 and 3, Greenville County R.M.C. Office, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Galax Court at the joint front corner of Lots 25 and 24 and running with the joint line of said lots N. 30-26 W. 300 feet to a point; thence running S. 47-32 W. 218 feet to a point on the eastern side of Green Valley Drive; thence with Green Valley Drive S. 27-09 E. 100 feet to a point; thence continuing S. 16-20 E. 70 feet to a point; thence with the curve of the intersection of Green Valley Drive and Galax Court, the chord of which is S. 60-56 E. 42.6 feet to a point on the northern side of Galax Court; thence with Galax Court N. 74-28 E. 100 feet to a point; thence continuing N. 70-51 E. 120 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Liberty Properties Corporation, recorded February 1, 1977 in deed book 1050, page 400, Greenville County R.M.C. Office.



which has the address of Lot 24, Green Valley Estates Greenville (Street) (City) South Carolina (herein "Property Address"); (State and Zip Code)

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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