

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
NOV 10 10 30 AM '80
S.C.

10725 4112
MORTGAGE OF REAL PROPERTY

THIS MORTGAGE made this 17th day of NOVEMBER, 1980,
among Alan J. Turner and Evelyn K. Turner (hereinafter referred to as Mortgagor) and FIRST UNION MORTGAGE CORPORATION, a North Carolina Corporation (hereinafter referred to as Mortgagee):

WITNESSETH THAT, WHEREAS, Mortgagor is indebted to Mortgagee for money loaned for which Mortgagor has executed and delivered to Mortgagee a Note of even date herewith in the principal sum of Six Thousand Five Hundred & No/100--- (\$ 6,500.00----), the final payment of which is due on December 15 E.R.J. C.J.T. 19 90 E.R.J. C.J.T., together with interest thereon as provided in said Note, the complete provisions whereof are incorporated herein by reference;

AND WHEREAS, to induce the making of said loan, Mortgagor has agreed to secure said debt and interest thereon (together with any future advances) and to secure the performance of the undertakings prescribed in the Note and this Mortgage by the conveyance of the premises hereinafter described:

NOW, THEREFORE, in consideration of the aforesaid loan and the sum of Three Dollars (\$3.00) cash in hand paid to Mortgagor, the receipt of which is hereby acknowledged, Mortgagor hereby grants, sells, conveys, assigns and releases to Mortgagee, its successors and assigns, the following described premises located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 139 of a subdivision known as Colonial Hills, Section No. 3, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated May 7, 1965, recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 91, and having the following mets and bounds, to-wit: BEGINNING at an iron pin on the northern side of Ardmore Drive, joint front corner of Lots Nos. 138 and 139, and running thence with the joint line of said lots, N. 6-19 W. 170 feet to an iron pin at the corner of Lot No. 118; thence along the line of Lot 118, S. 76-20 W. 85.2 feet to an iron pin at the joint rear corner of Lots Nos. 139 and 140; thence with the joint line of said lots, S. 1-19 E. 170 feet to an iron pin on the northern side of Ardmore Drive; thence with the northern side of Ardmore Drive, N. 77-48 E. 100 feet to the point of beginning.

This is the same property conveyed to Alan J. Turner and Evelyn K. Turner by deed of Tommy J. Crain dated May 1, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1078, at Page 224.

This mortgage is junior in lien to that mortgage given to Fidelity Federal Savings and Loan Association in the original amount of \$22,800.00, dated January 7, 1976, as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1357, at Page 556.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. Including but not limited to all buildings, improvements, fixtures, or appurtenances now or hereafter erected thereon, including all apparatus, equipment, fixtures, or articles, whether in single units or centrally controlled, used to supply heat, gas, air conditioning, water, light, power, refrigeration, ventilation or other services, and also together with any screens, window shades, storm doors and windows, screen doors, awnings, stoves and water heaters (all of which are declared to be a part of said real estate whether physically attached thereto or not).

TO HAVE AND TO HOLD the same with all privileges and appurtenances thereunto belonging to Mortgagee, its successors and assigns, forever, for the purposes hereinafter set out and Mortgagor covenants with Mortgagee, its successors and assigns, that Mortgagor is seized of, and has the right to convey, the premises in fee simple; that the premises are free and clear of all encumbrances except for a prior Mortgage, if any; and that Mortgagor will warrant and defend title to the premises against the lawful claims of all persons whomsoever.

MORTGAGOR COVENANTS with Mortgagee, its heirs, successors and assigns as follows:

1. NOTE PAYMENTS. Mortgagor shall make timely payments of principal and interest on the above mentioned Note in the amounts, in the manner and at the place set forth therein. This Mortgage secures payment of said Note according to its terms, which are incorporated herein by reference.

2. TAXES. Mortgagor shall pay all taxes, charges and assessments which may become a lien upon the premises hereby conveyed before any penalty or interest accrues thereon and shall promptly deliver to Mortgagee (at its request) official receipts evidencing payment thereof. In the event of the passage after the date of this Mortgage of any law imposing a federal, state or local tax upon Mortgage or debts secured thereby, the whole principal sum (together with interest) secured by this Mortgage shall, at the option of Mortgagee, its successors and assigns, without notice become immediately due and payable.

GC TO
--- 1 NC248C 1441

4.0001