

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
FILED

Inez Simpson, C/O P. O. Box 95, Greer, S.C. 29651

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MORTGAGE OF REAL ESTATE

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ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Oscar O. Turner and Janie C. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Inez Simpson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of ---Thirty Five Thousand and NO/100-----

Dollars (\$ 35,000.00) due and payable

in 180 equal monthly installments (15 years) of \$376.12 each, beginning May 15th, 1981, and a monthly installment of like amount due and payable on or before the 15th day of each consecutive and successive months thereafter until paid in full. The Mortgagors shall have the right to prepay all or any portion at any time without penalty. with interest thereon from date at the rate of -ten- per centum per annum, to be paid: in said monthly installments

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chicks Springs Township, about two miles from the Village of Taylors, containing 1.86 acres, more or less, and being designated as Tract No. 16 on a plat of a part of the Warren Walker land made by W. J. Riddle, November, 1936, and having the following courses and distances:

BEGINNING at a stake in public road, corner of Tract No. 17 and running thence with line of said tract, N. 15-00 W. 398 feet to stake; thence N. 54-00 E. 207 feet to stake; thence S. 13-00 E. 459 feet to stake in public road; thence with public road, S. 70-00 W. 184 feet to the beginning corner, LESS HOWEVER, that certain lot of land formerly conveyed to Charles Buck Jones by J. S. Jones, from the above described Tract.

This is that same property conveyed to Mortgagors by Mortgagee to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

If all or any part of the property or an interest therein (including the granting of an option or execution of a contract of sale) is sold or transferred by Grantor without Mortgagee's prior written consent, the Mortgagee, may at the option of Mortgagee, declare all sums secured by this mortgage to be immediately due and payable. The Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, the Mortgagee and the person to whom the property is to be sold or transferred reach an agreement in writing that the credit of such person is satisfactory to the Mortgagee and that the interest payable on the sum secured by this mortgage shall be at such rate as the Mortgagee shall request and within legal limits. If the Mortgagee exercises such option to accelerate, the Mortgagee shall mail Mortgagors notice of acceleration, which notice shall provide for a period of not less than thirty (30) days from the date of the notice is mailed within which time the Mortgagors may pay the sum declared due. If the Mortgagors fails to pay such sums prior to the expiration of such period, Mortgagee may, without further notice of demand on the Mortgagors, invoke any remedies permitted by the foreclosure provisions of this instrument.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 provided 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.

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