

S. C.  
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SLEY

# MORTGAGE

THIS MORTGAGE is made this 13th day of May 1982, between the Mortgagor, William R. Turner and Cristina B. Turner (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P. O. Box 2139 Jacksonville, Florida 32232 (herein "Lender").

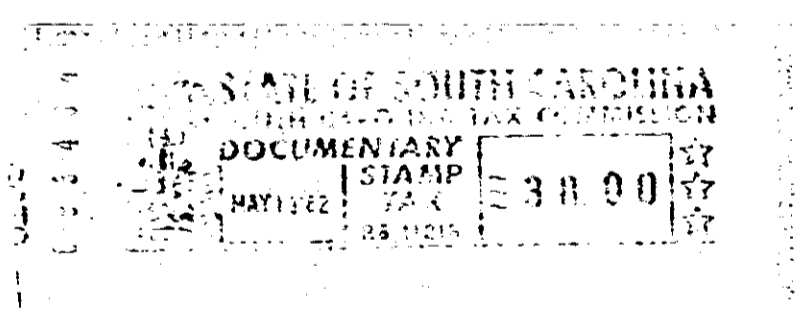
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-five Thousand and No/100 (\$95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land, lying, being and situate in the County of Greenville, State of South Carolina and known and designated as Lot 2, Paris Point Subdivision as shown on plat recorded in the RMC Office for Greenville County in Plat Book 8-P at page 6 and as shown on plat entitled "Property of William R. Turner and Cristina B. Turner" dated May 5, 1982 by Richard D. Wooten, Jr., RLS and according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on Phillips Trail, approximately 443.34 feet west of its intersection with Patrol Club Road, and running thence along property designated as Lot 1, Paris Point Subdivision N 23-18 W 267.40 feet to an iron pin the joint corners of Lots 6 and 5; thence with the line of Lot 5 N 76-00 E 140.00 feet to an iron pin; thence with line of Lot 3 S 21-29 E 230.35 feet to an iron pin on the northeast side of Phillips Trail; thence along the right of way of Phillips Trail S 60-21 W, 131.55 feet to the point of beginning.

This being the same property conveyed to mortgagors herein by deed of Paris Point Development, Inc. dated and recorded simultaneously herewith.



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which has the address of Phillips Trail Greenville South Carolina (herein "Property Address");  
(Street) (City) (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.

