

SEP 27 3 25 PM '82

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 22nd day of September, 1982, between the Mortgagor, Thomas W. Turner and June P. Turner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand five hundred and no cents Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 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 Oct. 1, 1986....;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, on the west side of Beechwood Court, and shown as Lot 6 on a plat of property of Holly Springs Subdivision, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Beechwood Court, joint front corner of Lots 6 and 7 and running thence with the joint line of said lot, N. 79-35 W. 169.2 feet to an iron pin; thence N. 10-00E. 90.0 feet to an iron pin at the joint rear corner of Lots 6 and 5; thence along the joint lines of said Lots, thence along the side of said Court, S. 12-11 W. 47.9 feet and S. 8-27 W. 51.9 feet to an iron pin at the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to the mortgagor herein by deed of W. C. Goodnough, and recorded in the RMC Office for Greenville County, on 01-24-72, in Deed Book 934, and Page 414.

This is a second mortgage and is junior in lien to that mortgage executed by Thomas W. Turner and June P. Turner, in favor of First Federal, which mortgage is recorded in the RMC Office for Greenville County, In Book 1220, and Page 229.

S. 82-56 E. 188.65 feet to an iron pin on the western side of Beechwood Court,

which has the address of 104 Beechwood Ct. Holly Springs Mauldin SC 29662,  
(Street) (City)

(State and Zip Code) (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 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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