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JOHN: WARRSLEY

BOOK 1594 PAGE 930

MORTGAGE

THIS MORTGAGE was made this 15th day of February 1983, between the Mortgagor, CARL E. TURNER, Jr., and BETTY T. TURNER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998.

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, situate, lying and being in the City of Mauldin, Greenville County, South Carolina, being shown and designated as Lot 50 on a Plat of FORRESTER WOODS, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5-P, Page 22, and having, according to a more recent survey prepared by Jones Engineering Service, dated February 9, 1983, entitled "Property of CARL E. TURNER, Jr. and BETTY T. TURNER", the following metes and bounds:

BEGINNING at an iron pin on the western side of Cherry Hill Road, joint front corner of Lots 49 and 50, and running thence with the common line of said Lots, N 76-54 W, 154.6 feet to an iron pin; thence with the rear line of Lot 50, N 18-53 E, 115 feet to an iron pin, joint rear corner of Lots 50 and 51; thence with the common line of said Lots, S 78-34 E, 135.5 feet to an iron pin on the western side of Cherry Hill Road; thence with said Road, S 08-13 W, 75 feet to an iron pin; thence continuing with said Road, S 11-38 W, 45 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joel E. Abee and Renee F. Abee, dated February 15, 1983, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY STAMP
FEB 15 1983
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which has the address of 306 Cherry Hill Road Greenville
(Street) (City)
SC 29607 (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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