

FILED
GREENVILLE S.C.
WINSLEY

MORTGAGE

THIS MORTGAGE is made this 31st day of October 1983 between the Mortgagor, DALE TURNER and SANDRA TURNER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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 SEVENTY THOUSAND AND NO/00 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 December 1, 2013.

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 piece, parcel or lot of land, situate, lying and being in Butler Township, Greenville County, South Carolina, being shown as LOT NO. 57 of a plat of Asheton, Sheets One and Two, made by Piedmont Surveyors, dated September 3, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-P, Pages 84 and 85, and more recent survey prepared by Freeland & Associates, entitled "Property of Dale Turner and Sandra Turner," and recorded in the Greenville County RMC Office in Plat Book 9-Z, Page 86, and reference is made to said plats for a more particular metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of ASHETON, A General Partnership, dated December 16, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1179, at Page 262, and is conveyed subject to all rights of way, easements, conditions, public roads, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

RECEIVED IN GREENVILLE SOUTH CAROLINA
STAMP TAX \$10.00

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which has the address of 606 Asheton Way Simpsonville S.C. 29681 (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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