



Documentary Stamps are figured on the amount financed: \$ 15,060.04

MORTGAGE

Mortgagee's address: P. O. Box 1268 Greenville, S. C., 29602

THIS MORTGAGE is made this 6th day of January 1984, between the Mortgagor, Clarence R. Turner, Jr. and Anne S. Turner (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Twenty-Eight Thousand Seven Hundred Twenty & 80/100 (\$28,720.80) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 20, 1994

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 lot of land situate on the Northwest side of Pimlico Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 24 on plat of Section A, of Gower Estates made by Dalton and Neves, Engineers, January, 1960, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book QQ, Pages 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Pimlico Road at joint front corner of Lots 23 and 24, and runs thence along the line of Lot 23, N. 42-24 W., 231.6 feet to an iron pin; thence N. 70-46 E. 152.3 feet to an iron pin; thence along the line of Lot 25, S. 29-49 E., 187.8 feet to an iron pin on the Northwest side of Pimlico Road; thence with the curve of Pimlico Road (the chord being S. 54-16 W., 100 feet) to the beginning corner.

This is the same property conveyed to Clarence R. Turner, Jr. and Anne S. Turner by deed from Conyers & Gower, Inc., dated December 5, 1960, and recorded in the RMC Office for Greenville County, S. C. on May 4, 1961 in Deed Book 673, Page 137.

which has the address of 208 Pimlico Road, Greenville South Carolina, 29607 (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.

15,060.04

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