MORTGAGE

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VOL 1650 FACE 685

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THIS MORTGAGE is mad	e this 13th	day of February
19. 84 between the Mortgagor.	Jerry Lee Turne	day of February r and Peggy Annette Turner
		Sorrower"), and the Mortgagee,
AMERICAN FEDERAL BAN	K, FSB	a corporation organized and existing
under the laws of THE UNI	TED STATES OF AMERIC	A, whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SO!	UTH CAROLINA	(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of . . . Fourteen. . Thousand-. Qne. . Hundred dated...February. 13, 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.... March. 1, 1989......

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 northern side of Honeysuckle Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 3 on a plat of the property of W. E. Turner, Jr., dated March 23, 1968 prepared by Jones Engineering Service and recorded in Plat Book XXX at page 149 in the RMC Office of Greenville County and having, according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on Honeysuckle Drive at the joint front corner of Lots 2 and 3 and running thence with the line of Lot 2, N. 20-30 E. 395 feet to an iron pin; thence \bar{N} . 15-42 E. 304 feet to an iron pin on a branch; thence with branch as the line in a southeasterly direction, 175 feet more or less, to an iron pin at the joint rear corner of Lots 3 and 4; thence with Lot 4, S. 23-22 W. 626 feet to an iron pin on Honeysuckle Drive; thence with said Drive, N. 86-15 W. 120 feet to point of beginning.

This being that same property conveyed by deed of W. E. Turner, Jr. to Jerry Lee Turner and Peggy Annette Turner dated May 6, 1968 and recorded May 7, 1968 in Deed Volume 843 at Page 500 in the RMC Office for Greenville County, South Carolina.

Greenville which has the address of Route 7, Honeysuckle Drive

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.

SOUTH CAROLINA -- 1 to 4 Family 6 75 FNMA/FHLMC UNIFORM INSTRUMENT

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Proper land Proper lan. CO1 = 30 - 00689327