

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 25,064.04

THIS MORTGAGE is made this 22nd day of February 1984 between the Mortgagor, Bobby F. Turner and Bertha L. 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 Thirty-five thousand and Three Hundred and Sixty-seven and 60/100 which indebtedness is evidenced by Borrower's note dated February 22, 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 10, 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 certain piece, parcel of lot of land with the buildings and improvements thereon, lying and being at the westerly corner of the intersection of Sunnydale Drive and Belvue Road and running thence along said Sunnydale Drive S 31-00 W 275.1 feet to an iron pin, the corner of property of grantor; thence N 59-00W 124.25 feet to an iron pin, joint corner of other property of the grantor and property now or formerly of Greenville County Schools; thence along common line of property now or formerly of Greenville County Schools N 31-07 E 280.8 feet to an iron pin on the southerly side of Belvue Road; thence along the southerly side of said Belvue Road S 55-20 E 124.7 feet to an iron pin at the westerly corner of the intersection of Belvue Road and Sunnydale Drive, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways easements and rights of way, if any, affecting the above described property.

This is that same property conveyed by deed of H.O. Moody to Bobby F. Turner and Bertha L. Turner, dated February 10, 1978, recorded February 13, 1978, in volume 1073 at page 550 of the RMC Office for Greenville County, S.C.

which has the address of 209 Sunnydale Dr Greenville, SC (Street) (City) 29609 (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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