



Documentary Stamps are figured on the amount financed. \$ 4,260.70

# MORTGAGE

THIS MORTGAGE is made this 7th day of March 1984, between the Mortgagor, William F. Turner and Katina P. 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 Six Thousand Five Hundred Eighty Two dollars and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 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 April 5, 1986;

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 located in the County of Greenville, State of South Carolina, and lying and being on the south side of Butler Springs Road near the city of Greenville and shown as Lot 83 on a plat of Heritage Hills Sub-division, daid plat being recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 187, and giving the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Butler Springs Road at the corner of Lot 82 and running thence with the south side of said road N. 80-15 E. 110 feet to an iron pin at the corner of Lot 84; thence with the line of said Lot S. 9-45 E. 160 feet to an iron pin at the corner of Lot 98; thence with the line of said Lot S. 73-43 W. 105.9 feet to an iron pin at the corner of Lot 82; thence with the line of said Lot N. 11-85 W. 172.2 feet to the point of beginning.

This is that same property conveyed by deed of William J. Alton and Lillian A. Alton to William F. Turner and Katina P. Turner dated September 19, 1976 and recorded September 10, 1976 in deed Volume 1042 at Page 710 in the RMC Office for Greenville County, South Carolina.

which has the address of 833 Butler Springs Rd, Greenville SC 29615 (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.

