



Documentary Stamps are figured on the amount financed: \$ 20,866.36

# MORTGAGE

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THIS MORTGAGE is made this 28th day of March 1984 between the Mortgagor, Albert R. 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 Nine Thousand Seven Hundred Seventy One Dollars and 40/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 15, 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 piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the northwest corner of Washington Road and Frances Avenue and being known and designated at Lot No. 19 of Map No. 1 Camille Park as shown on plat recorded in the RMC Office for Greenville County in Plat Book G, page 225 and a more recent plat of William Joseph Taylor as prepared by Century Land Surveying Company dated June 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-J, Page 56, and having according to the more recent plat, the following metes and bounds, to wit:

Beginning at an iron pin on Washington Road and Running thence with said Road S. 21-55 E., 70.0 feet to an iron pin at the intersection of Frances Avenue and Washington Road; thence with said Frances Avenue S. 67-48 W., 259.7 feet to an iron pin; thence along the rear of Lot 19N. 13-27 W., 70.8 feet to an iron pin, thence N. 67-48 E., 248.74 feet to an iron pin on Washington Road, the point of beginning.

The above described property is the same property conveyed to William Joseph Taylor by deeds of Ruby Linn, Billy C. Taylor, Delmas L. Taylor, Dwight F. Taylor, William R. Taylor and David B. Taylor recorded July 17, 1979 in Deed Book 1106 at Pages 872, 873, 874, 875, and 876.

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due evidenced by note and mortgage given by the Grantor to the Kissell Company in the original sum of \$26,100.00 recorded July 17, 1979 in Mortgage Book 1473, Page 746 upon which there is a present balance due of \$25,483.31

This is that same property conveyed by deed of William Joseph Taylor to Albert R. Turner, dated 2-17-82, recorded 2-18-82, in volume 1162 at page 636 of the RMC Office for Greenville County, S.C.

which has the address of 120 S. Washington Avenue Greenville, S.C. 29611 (City) (Street) (State and Zip Code) (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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