

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 30 1978
CITY CLERK

BOOK 1448 PAGE 683

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN I. TUREMAN AND PEARL B. TUREMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM C. SHEEHAN

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TWELVE THOUSAND FIVE HUNDRED SIXTY-NINE AND 10/100

----- Dollars (\$12,569.10) due and payable
IN full within Ninety (90) days from October 30th, 1978.

with interest thereon from October 30, 1978 at the rate of -0- per centum per annum, to be paid: AS SET
OUT ABOVE.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Devenger Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 57 on plat entitled "Final Plat Revised, Map Bo. 1, Foxcroft, Section II" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N, pages 36 and 37, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwesterly side of Devenger Road, said iron pin being the joint front corner of Lots 56 and 57 and running thence with the common line of said lots S. 30-42 W. 170 feet to an iron pin, the joint rear corner of said lots; turning and running thence N. 59-18 W. 130 feet to an iron pin, the joint rear corner of Lots 57 and 58; turning and running thence with the common line of lots 57 and 58 N. 30-42 E. 170 feet to an iron pin, the joint front corner of said lots; turning and running thence with the southwesterly side of Devenger Road S. 59-18 E. 130 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1090, Page 860, William C. Sheehan 10/30/78

RECEIVED
STAMP
TAX
\$ 05.00
OCT 30 1978

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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