BOOK 87 PM 1280

STATE OF SOUTH CAROLINA COUNTY OF Greenville

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

WHEREAS, Dale Turner, and Sandra Turner, D/B/A San-del Builders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard J. Kraince

(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

Twenty Nine Thousand Five Hundred and no/100 Dollars (\$ 29,500.00 ) due and payable on or before September 15, 1984. Said sum is interest free.

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16392 FULL THIS 24TH

WITHAMA BY:

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, usues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures new 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 soil, 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.