BOOK 1264 PAGE 31

JAN 22 12 05 PH !73

ONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARKAS, Robert D. Garrett

(hereinafter referred to as Morragon) is well and truly indebted unto V. L. Turner and Sandra B. Loftis

(hereinafter referred to as Mortgages) as evidenced by the Martgager's promissery note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand and no/100------

the principal to be paid in five (5) equal annual installments on the 31st day of December of each successive year beginning December 31, 1973; with interest from date at 7 1/2% to be paid semi-annually; with privilege of anticipation of all or any part of this obligation.

accessoro consumple de autici

WHEREAS, the Mertgager may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgager'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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereat is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

\*ACTACTORICATION CONTROCTORICATION CONTROL CON

ALL those lots of land in Greenville County, South Carolina, known and designated as Lots 4, 5, 6, 11 and 12 on plat of property of Plynn Estates, made by H. S. Brockman, RLS, July 3, 1953, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book W, at page 195; less however that portion of Lot 4 adjoining the line of lot 3 consisting of a strip 16 feet wide and 200 feet deep.

This is a portion of the property conveyed to me by the mortgages by deed of even date herewith and is a purchase money mortgage.

This mortgage is subject to restrictive covenants applicable to Lots 11 and 12.

Together with all and singular rights, members, herditaments, and appurtogances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures new or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such 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 units the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor cavenants 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 sald premises write the Mortgagor ferever, from and against the Mortgagor and all persons whomsoever faurfully claiming the same or any part thereof.