

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

CHARLES F. TURNER AND NANCY K. TURNER

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100----- (\$ 35,500.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred

Eighty-Five and 65/100----- (\$ 285.65 ) Dollars each on the first day of each

month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

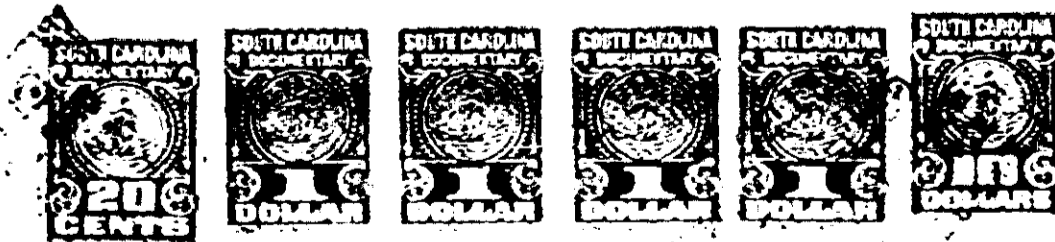
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing 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, the following described real estate:

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

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being at the southwestern intersection of Dexter Drive and Dellrose Circle, and being shown as Lot 73 on plat of Drexel Terrace dated April 1, 1961, recorded in the RMC Office for Greenville County in Plat Book QQ at Page 177, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Dexter Drive at the joint corner of Lots 72 and 73 and running thence S. 85-41 E. 178.1 feet to an iron pin in line of Lot 74; thence along line of Lot 74, N. 2-37 E. 130 feet to an iron pin on the southern side of Dellrose Circle, joint corner of Lots 73 and 74; thence with the southern side of Dellrose Circle, N. 86-38 E. 153.0 feet to a point at the southwestern intersection of Dellrose Circle and Dexter Drive; thence with the curve of said intersection, the chord of which is S. 45-39 E. 33.5 feet to a point in the western side of Dexter Drive; thence with the western side of said Dexter Drive, S. 2-13 W. 129.2 feet to an iron pin at the point of beginning.



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