

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, I, Martin R. Turner and Karen Evans Turner

hereinafter referred to as Mortgagor) is well and truly indebted unto Jimmie A. Watkins

(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 Two Thousand Two Hundred and Thirty Six and 76/100 Dollars \$ 2,236.76 due and payable

with interest thereon from _____ date _____ at the rate of 8 per centum per annum, to be paid: in 25 monthly payments; of which 24 payments will be of One Hundred (\$100.00) Dollars and the last payment of Twenty-Nine (\$29.10) Dollars and Ten Cents.

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 located in the County of Greenville, State of South Carolina and being a portion of Lot 43 of Oakvale Farms Subdivision according to a plat by C. C. Jones, Engineers, dated August, 1941 and recorded in the RMC Office for Greenville County in Plat Book N at Page 15 and being more particularly described according to a plat entitled "Property of Jimmie A. Watkins" by Clifford C. Jones dated June 24, 1976 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of a 30 foot County Road (Oakvale Road) and running thence with the right of way of Oakvale Road, N. 32-44 E. 20 feet to an iron pin; thence N. 43-26 W. 155 feet to an iron pin; thence N. 64-21 W. 297.7 feet to an iron pin; thence N. 34-58 E. 189.1 feet to an iron pin in the line of Lot 44; thence with the line of Lot 44, N. 58-18 W. 589.7 feet to an old iron pin; thence S. 11-22 W. 225 feet to an old iron pin in the joint rear corner of Lots 43 and 42; thence with the line of Lot 42, S. 58-18 E. 945.4 feet to an iron pin on the western side of Oakvale Road, the point of Beginning.

Being a portion of the same property conveyed to the Grantees, Charlie E. Waddell and Patricia Ann Waddell by J. J. Dalton and Edna Dalton, said deed being dated July 27, 1970 and recorded in the RMC Office for Greenville County in Book 894, Page 598. Being the same property conveyed to the Grantor herein by deed of Charlie E. Waddell and Patricia Ann Waddell, said deed being dated July 26, 1976 and recorded in the RMC Office for Greenville County in Book 1040, Page 142.

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2.5001 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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