

MORTGAGEE'S ADDRESS:

Bank of Travelers Rest
State Park Rd., Travelers Rest, 29690
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1472 729

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, We, Robert Phillip Turner and Carolyn Patricia Turner,
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, South Carolina

(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

Ten Thousand and No/100-----Dollars (\$ 10,000.00-) due and payable in ninety-six (96) monthly payments of principal and interest, of One hundred fifty-seven and 14/100 Dollars (\$157.14) beginning on August 1, 1979, and continuing on the first day of each month thereafter until paid in full

with interest thereon from July 6, 1979 at the rate of eleven per centum per annum, to be paid per said Promissory Note.

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, in Oneal Township, on the southern side of McElhanev Road, about a mile west of Jackson Grove Church, containing four and one-half (4-1/2) acres, more or less, and having the following metes and bounds, to-wit:

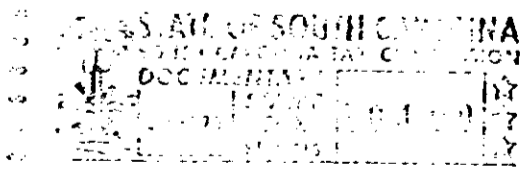
Beginning at an iron pipe in the north shoulder of McElhanev Road on Carrie Pool's line and running thence S 33-22 W 440 feet to a stone corner; thence S 22-40 W 549 feet to an iron pin; thence N 75-30 E 403 feet to an iron pin; thence N 60-00 E 215 feet to an iron pipe; thence along a terrace as the property line as follows: N 52-45 W 75.7 feet to a stake, N 41-30 W 100 feet to a stake, N 2-11 W 100 feet to a stake, N 26-50 E 100 feet to a stake, N 27-50 W 100 feet to a stake, and N 43-22 W 100 feet to an iron pipe on the eastern side of a 40-foot wide driveway at the end of the terrace; thence along said driveway N 33-22 E 196 feet to an iron pipe at the north edge of the surface of McElhanev Road; thence N 46-10 W 40 feet to the beginning corner.

This being the identical property conveyed unto the Mortgagors herein by deed of Morris Kearl Turner recorded in the RMC Office for Greenville County, in Deeds Book 1083, at Page 841; and by deed of Betty W. Gravitt recorded in the RMC Office for Greenville County in Deeds Book 1083, at Page 841; also a portion of said property was inherited by Robert Phillip Turner from his father, Delmas K. Turner, who died intestate in Greenville County on January 23, 1974, leaving as his heirs at law, his wife, Betty W. Gravitt, and two sons, Robert Phillip Turner and Morris Kearl Turner; see the records of Greenville County Probate Court, Department 1322, File 18.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagors shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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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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