Mortgagee Address: Rt. 5, Box 428A, Travelers Rest, S.C

BOOK 1551 PAGE 164

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
AUG 28 9 11 AM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ROBERT PHILLIP TURNER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn Patricia Turner

(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

Three thousand and no/100 ---------- Dollars ($ 3,000.00) due and payable

in full on the 1st day of January, 1982 with no interest.

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

BEGINNING at an iron pipe in the north shoulder of McElhaney Road on Carrie Poole'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 driveway at the end of the terrace; thence along said driveway N 33-22 E 196 feet to an iron pipe at the northern edge of the surface of McElhaney Road; thence N 46-10 W 40 feet to the beginning corner.

This being the same property conveyed unto the Mortgagor by deeds of Morris Kearl Turner and Betty W. Gravitt recorded in Deed Book 1083, Page 841 and 1083, Page 842 on July 26, 1978 in the RMC Office for Greenville County. The Mortgagor further acquired an interest in this property from his father, Delmas K. Turner; see Probate records of Greenville County Apartment 1322, File 18 and an interest in said property conveyed by Carolyn Patricia Turner by deed executed and recorded of even date herewith.

This mortgage is third in priority to that unto Bank of Travelers Rest, P. O. Box 485, Travelers Rest, South Carolina 29690, in the amount of $10,000.00 recorded in Mortgages Book 1472, at Page 729 in the RMC Office for Greenville, South Carolina on July 9, 1979. And a second mortgage unto Bank of Travelers Rest in the principal sum of $7,000.00 to be recorded.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
AUG 28 '81
PB. 11218
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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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