

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 1 3 05 PM 1968

MORTGAGE OF REAL ESTATE

BOOK 1096 PAGE 365

OLLIE FARNSWORTH

R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Louie Turner and Mildred Ocie Turner
are
(hereinafter referred to as Mortgagor) well and truly indebted unto

W. R. Jordal and Isabel S. Jordal
(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
Fifteen hundred and No/100 (\$1500.00) ----- Dollars (\$ 1500.00) due and payable

at the minimum of \$46.32 per month, including interest, simultaneously with payments on first mortgage held by Saluda Valley Federal Savings and Loan Association, Williamston, S. C., the first payment to be made August 1st, 1968, to be deposited in a special savings account of W. R. Jordal and Isabel S. Jordal in said Association. If \$1500.00 has been paid into the said savings account by May 31, 1971, interest will be waived and payments may be discontinued. with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly as part of the payment.

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, known as Lot No. 1, shown on a plat of Spring Valley Subdivision, dated August, 1963, and recorded in the R. M. C. Office for Greenville County, in Plat Book XX, Page 157 and more particularly described as follows:

BEGINNING at the joint corners of Lots 2 and 1 on Pelzer Road, thence N82-46W 206.2 feet along line of Lot 2 to rear corner thereof, thence S 3-59W 112.8 feet to the south boundary of Spring Valley Subdivision, thence S84-52E 200 feet along south boundary of Spring Valley Subdivision to front corner thereof on Pelzer Road, thence N 7-14E 105.3 feet along Pelzer Road to point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.