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OLLIE FARNSWORTH
R.M.C.

BOOK 1216 PAGE 455

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Jack H. Turner

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Thirteen Thousand and 00/100 -----

DOLLARS (\$ 13,000.00), with interest thereon from date at the rate of Seven & Three-Quarters per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 1991

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Gantt Township, about four (4) miles from the Greenville County Court House on U. S. Highway 20, containing 0.86 Acres and shown on a Plat entitled "Property of Jack H. Turner and Virginia D. Turner", made by Jones Engineering Service on December 23, 1965, and having, according to this Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of property owned by Style-Crafters, Inc., and running thence along the line of that property and being along the original property line of Gladys C. Beam, S. 22-02 W., 300 ft. to an iron pin; thence N. 63-21 W., 25 ft. to an iron pin; thence N. 4-14 E., 321.6 ft. to an iron pin; thence N. 25-42 W., 100 ft. to an iron pin; thence N. 77-53 E., 125 ft. to an iron pin on the original property line of Gladys C. Beam; thence along said line, S. 12-07 E., 175 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Gladys C. Beam, recorded in the R.M.C. Office for Greenville County in Deed Book 789, Page 15, and Deed of Virginia D. Turner to be recorded of even date herewith.

ALSO: A right-of-way for ingress and egress to and from U. S. Highway 20, as is more specifically described in Deed Book 789, Page 15.