

GREENVILLE, S.C.

BOOK 1263 PAGE 583

JAN 16 5 02 PM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FOR ALL MORTGAGE PURPOSES MAY CONCERN

REGULATION NO. 2
COMPLIED WITH
11/12

JACK H. TURNER

SOUTH CAROLINA NATIONAL BANK

Consideration advanced to the Mortgagor in the sum of **THREE THOUSAND SEVEN HUNDRED SEVENTY FIVE AND 68/100** Dollars

in thirty-six (36) monthly installments of One Hundred Four and 88/100 (\$104.88) Dollars each, payable on the 15th day of each month beginning on February 15, 1973. It is understood and agreed that interest at the rate of seven per cent per annum has been computed for the term of this loan and included in the principal amount hereof with interest thereon from the date of the rate of **eight per cent per annum** to be paid at maturity

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, on the Northern side of Alhambra Boulevard in Gantt Township, being shown and designated as Lot No. 41 on a Plat of Cutler Ridge, made by C. O. Riddle, Surveyor, dated November 1962, and recorded in the RMC Office for Greenville County, S.C. in Plat Book "YY" at page 107, reference to said plat being craved for a complete and detailed description thereof. Said lot fronts on the Northern edge of Alhambra Boulevard a distance of 105 feet, measures 105 feet on its rear side and is 104.4 feet deep as shown on said plat.

There is presently located upon the mortgaged premises a 1963 Nashua Mobile Home, Serial No. RTM 2W- 13458, and the mortgagor is, simultaneously herewith, executing to the mortgagee a security agreement covering such Mobile Home as additional security for the Note secured hereby.

Together with all and singular rights, members, hereditaments, 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.