

FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Julian B. Turner and Janet K. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N. A.

(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

Sixty two thousand and no/100 Dollars (\$) due and payable

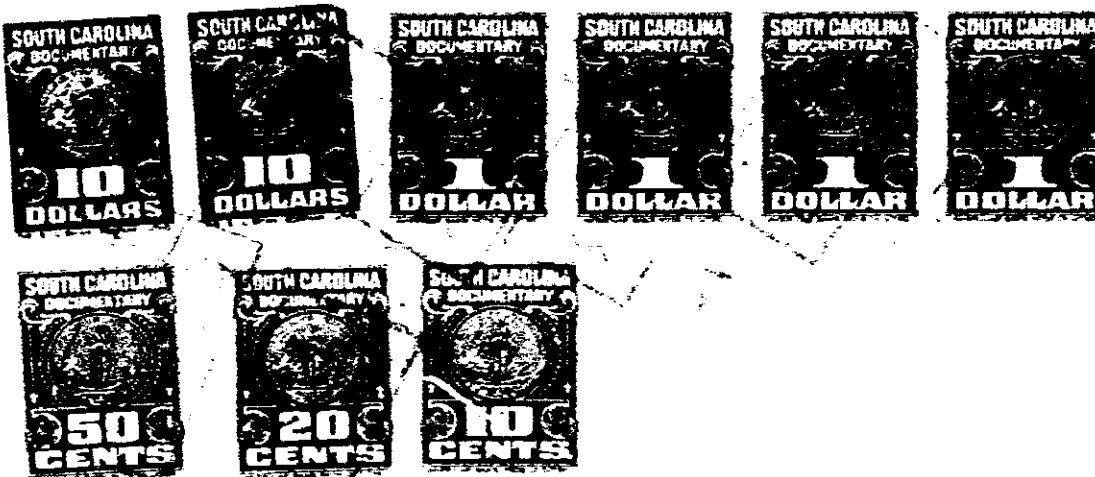
in 360 equal monthly installments of \$412.52 each, commencing February 1, 1974 and continuing on the first day of each month thereafter with final balance being payable on January 1, 2004; said payment to be applied first to interest then to principal, with interest thereon from December 28, 1973 at the rate of seven per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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 and being known and designated as Lot No. 48 of Section I of Chanticleer Subdivision as shown on a plat made by R. K. Campbell, dated September 29, 1962 and recorded in the RMC Office for Greenville County in Plat Book YY at Page 97 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Seven Oaks Drive at the joint front corner of Lots 48 and 47 and running thence along the line of Lot No. 47, N. 25-11 E. 220 feet to an iron pin; thence S. 75-48 E. 120 feet to an iron pin; thence S. 53-23 W. 154.65 feet to an iron pin on the north side of West Seven Oaks Drive, being the joint front corner of Lots 48 and 49; thence turning and running along West Seven Oaks Drive, S. 42-33 E. 93.8 feet to an iron pin; thence S. 47-43 E. 57.5 feet to an iron pin; thence S. 55-04 E. 50 feet to an iron pin, the point of beginning.



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 is 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.