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BOOK 1327 PAGE 419

DONNIE S. YANKERSLEY
R.M.C.

United Federal Savings and 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:

Turnkey Enterprises, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto UNITED 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 Thirty-six Thousand Eight Hundred and no/100-----

DOLLARS (\$ 36,800.00), with interest thereon from date at the rate of nine (9) 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.

March 1, 2004

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, Town of Mauldin on the eastern side of Overcreek Road and being known and designated as Lot 106 on a plat of Section Two, Forrester Woods, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X at Page 64, and having according to said plat the following metes and bounds:

BEGINNING at a point on the eastern side of Overcreek Road at the joint front corner of Lots 106 and 107 and running thence along a line of Lot 107 S. 78-47 E. 150.0 feet to a point; thence along a line of Lot 105 S. 11-13 W. 110.0 feet to a point; thence along a line of Lot 103 N. 78-47 W. 150.0 feet to a point on the eastern edge of Overcreek Road; thence along the eastern edge of said road N. 11-13 E. 110.0 feet to the beginning corner.



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