



REAL ESTATE MORTGAGE

BOOK 1345 PAGE 517

State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, we the said Raymond F. Turner and Mrs. Dixie D. Turner hereinafter called Mortgagor, in and by our certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Three Thousand Five Hundred and no/100- - - - - Dollars (\$ 3,500.00), with interest thereon payable in advance from date hereof at the rate of 11.50 % per annum; the principal of said note together with interest being due and payable in (36)

installments as follows:
Beginning on August 1975, and on the same day of each month period thereafter, the sum of -One Hundred Nineteen and 40/100- - - - - Dollars (\$ 119.40) and the balance of said principal sum due and payable on the day of August 19 78.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of % per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

ALL THAT certain piece, parcel or lot of land, situate, lying and being on the eastern side of Suber Road in the County of Greenville, State of South Carolina, and being known and designated as property of Raymond Frederick Turner and Dixie L. Turner by a plat prepared by Clifford C. Jones, R. L. S., dated October 1, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 42 at Page 61, said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Suber Road approximately 1,150.5 feet South from Old U. S. Highway 29; thence running N. 85-03 E. 284 feet to an iron pin; thence running S. 12-11 E. 138 feet to an iron pin; thence running S. 78-15 W. 290 feet to an iron pin on the eastern side of Suber Road; thence with said Road N. 9-35 W. 171 feet to an iron pin, the point of beginning.

4328 RV-2