

FILED  
GREENVILLE CO. S. C.

1300 655

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

FEB 20 11 20 AM '70  
DONNE S. TURNKEY  
R.M.C.

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

WHEREAS, Turnkey Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oak, Inc.

(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 **Four Thousand and 00/100**-----

----- Dollars **(4,000.00)** due and payable  
**sixty (60) days from date.**

with interest thereon from **date** at the rate of **eight** per centum 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**, at the southwestern corner of the intersection of **Rose Wood Drive and Cannon Circle** and being known and designated as **lot 65** on a plat of property of **Pine Brook Forest Subdivision, Section 1**, recorded in the R.M.C. Office for **Greenville County, South Carolina**, in **Plat Book 4X at pages 48 and 49** and having, according to said plat, the following metes and bounds:

**BEGINNING** at a point on the westerly edge of Cannon Circle at the joint corner of lots 64 and 65 and running thence along a line of lot 64 S. 73-25 W. 190.0 feet to a point; thence along a line of lot 66 N. 16-35 W. 135.0 feet to a point on the southerly edge of Rose Wood Drive; thence along the southerly edge of Rose Wood Drive N. 73-25 E. 165.0 feet to a point; thence along the southwestern corner of the intersection of Rose Wood Drive and Cannon Circle S. 58-35 E. 43.0 feet to a point; thence along the westerly edge of Cannon Circle S. 14-35 E. 103.0 feet to the beginning corner.

The lien created by this mortgage is junior to and second in priority to the lien created by mortgage executed this day by Turnkey Enterprises, Inc. to Fidelity Federal Savings and Loan Association covering the within described property.



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 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.

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