

FILED
GREENVILLE CO. S. C.

NOV 3 3 00 PM '76

MORTGAGE

BOOK 1382 PAGE 108

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this third day of November, 1976, between the Mortgagor, James C. Turner and Betty Turner (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, Greenville, SC, a corporation organized and existing under the laws of the United State of America, whose address is 500 East Washington Street, Greenville, South Carolina, (herein "Lender").

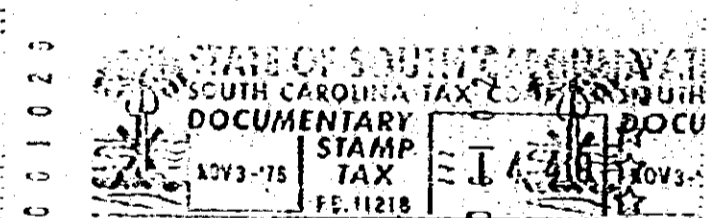
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2006.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of Peppertree Drive (also known as Sturbridge Drive) and being known and designated as Lot No. 145 of Dove Tree as shown on plat thereof by Piedmont Engineers & Architects, dated September 18, 1972, as revised March 29, 1973, recorded in the RMC Office for Greenville County in Plat Book 4X at page 21, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Peppertree Drive (also known as Sturbridge Drive) at the joint front corner of lots 145 and 146, and running thence with the line of lot 146, S. 42-40 E., 160 feet to an iron pin at the joint rear corner of lots 145 and 146 on the rear line of lot 123; thence with the line of lot 123, S. 42-31 W., 125 feet to an iron pin at the joint rear corner of lots 145 and 144; thence with the line of lot 144, N. 42-40 W. 160 feet to an iron pin at the joint front corner of lots 145 and 144 on the Southeastern side of Peppertree Drive (also known as Sturbridge Drive); thence with the Southeastern side of Peppertree Drive (also known as Sturbridge Drive), N. 42-11 E., 125 feet to the point of beginning.

For deed into mortgagors see deed from M. L. Lanford, Jr., dated November 3, 1976.



which has the address of 104 Sturbridge Drive, Greenville (Street) (City) South Carolina 29607 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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