

P.O. Box 937
Greenville, S. C. 29602

MAR 15 1 54 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1425 PAGE 986

MORTGAGE

THIS MORTGAGE is made this 15th day of March, 1978, between the Mortgagor, JOAN C. TURNER

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND, FIVE HUNDRED AND TWENTY (\$25,520.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008

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 piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Elaine Avenue (Drive), also known as Keasler Street, in Greenville County, South Carolina, being shown and designated as Lot No. 12 on a plat of PINE BROOK Subdivision, made by W. N. Willis, Surveyor, dated March 27, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Z at Page 148, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Elaine Avenue, at the joint front corners of Lots Nos. 10 and 12; and running thence with the common line of said lots, S. 56-29 W. 160 feet to an iron pin; thence along the line of property now or formerly owned by Robert J. Edwards, N. 33-31 W. 72 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 14; thence with the common line of said lots, N. 56-29 E. 160 feet to an iron pin on Elaine Avenue; thence with the southwestern side of Elaine Avenue, S. 33-31 E. 72 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Gerald R. Glur Builders, Inc., dated March 15, 1978, to be recorded simultaneously herewith.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

which has the address of 316 Elaine Drive Taylors
[Street] [City]
S. C. 29687 (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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