

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JUN 22 4 23 PM '78  
DONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, I, James L. Turner

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Bank of Travelers Rest

(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 Two Thousand Three Hundred and No/100

Dollars (\$ 2,300.00 ) due and payable

In forty-eight monthly installments of Fifty-Nine and 32/100 Dollars (\$59.32) commencing July 4, 1978 and Fifty-Nine and 32/100 Dollars (\$59.32 on the 4th day of each and every month thereafter until paid in full.

with interest thereon from hereon at the rate of nine per centum per annum, to be paid: monthly

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:

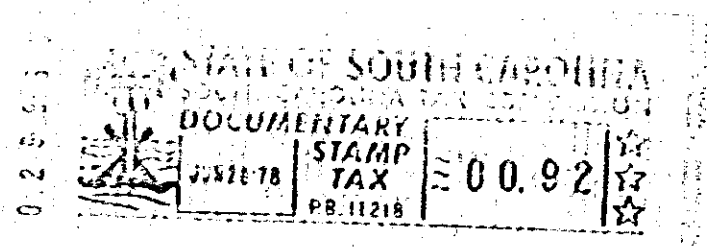
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township, on Middle Saluda River being shown as Lot 39 on an addition to Section 2 of Silver Shoals made by Terry T. Dill in May, 1959, and described as follows:

BEGINNING at an iron pin on the western side of Sheals Drive and running thence with the western and northwestern side of said Drive N. 21-55 E. 50 feet, N. 38-20 E. 50 feet, N. 44-06 E. 99 feet, and N. 64-27 E. 50 feet to an iron pin; thence N. 22-28 W. 40 feet to a point on Middle Saluda River; thence with Middle Saluda River as the line, the traverse of which are: N. 52 W. 110 feet, S. 57-22 W. 80 feet, S. 30-55 W. 105 feet, S. 12-45 W. 90 feet, and S. 25-00 E. 65 feet; thence leaving the River S. 85-17 E. 51 feet to the Beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record on the recorded plat(s) or on the premises.

Derivation: R. C. Gilliard, Deed Book 1081, Page 702, recorded on June 22, 1978.

At the opinion of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.



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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