

OCT 17 9 04 AM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1447 PAGE 400

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 16th day of October, 1978, between the Mortgagor, Phillip M. Turner and Rena M. Turner (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 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 first day of October, 2003;

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 of those two adjoining lots of land in said State and County, Chick Springs Township, about one-third mile east of the business section of Taylors, South Carolina, LOT NO. 14 as shown on a plat of land of Mrs. Helen Adams, made by S. C. Moon, C. S., June, 1942, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book K at page 131, to which reference is hereby made, and made a part of this deed and description.

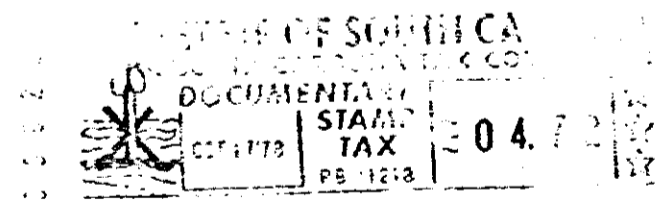
ALSO: ALL of the adjoining lot of land being a portion of Lot No. 13 of the property of Mrs. Helen Adams, plat recorded in Plat Book K at page 131, R.M.C. Office for Greenville County, and having courses and distances according to survey by H. S. Brockman, Registered Surveyor, dated November 3, 1955, as follows:

BEGINNING at a stake on the north side of said Highway, corner of Lots 13 and 14; and running thence along the line of same, N. 43-00 W. 193.7 feet to an iron pin; thence N. 54-00 E. 17 feet to an iron pin; thence S. 51-08 E. 193.8 feet to an iron pin on northside of said Highway; thence along said Highway S. 49-00 W. 27.5 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagors by deed of Jerry Ray White and Brenda Faye White to be recorded herewith.

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which has the address of Route #3 East Main St, Extension Taylors, S. C. 29687 (herein "Property Address");

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 seized 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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