

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1448 PAGE 880

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William C. Turner and Sharon R. Turner,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Kenneth M. Whitt and Tony Bruce Whitt

(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 Five Thousand and No/100 Dollars (\$ 5,000.00) due and payable as follows: One Thousand Two Hundred Seventy and No/100 (\$1,270.00) Dollars on the 31st day of October 1979, and One Thousand Two Hundred Seventy (\$1,270.00) Dollars on the 31st day of each and every October thereafter until the 31st day of October, 1983, when the entire unpaid balance of principal and interest will be due and payable. Payment to be applied first to the interest and then to the principal.

with interest thereon from date at the rate of Nine per centum per annum, to be paid: Annually. 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 heirs, successors and assigns:

All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, being shown and designated as all of lot number one (1) on plat of property made for American Bank and Trust Company, by R. E. Dalton, Surveyor, and recorded in Plat Book "F" at Page 44, in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

Beginning at the Southwestern corner of the intersection of Judson Road and Valley Street and running thence along Judson Road, N. 53-40 W. 50 feet to an iron pin; thence S. 42-43 W. 200 feet to a pin at rear corner of lot No. 27; thence with Lot No. 27, S. 53-40 E. 50 feet to Valley Street; thence with Valley Street, N. 42-43 E. 200 feet to the beginning corner, and being the same property conveyed to the Mortgagor(s) herein by a deed from Kenneth M. Whitt and Tony Bruce Whitt by a deed dated this day and recorded herewith.

It is specifically understood that the lien created by this mortgage is junior to, and second in priority to, a mortgage given this day by the mortgagors to N-P Employees Federal Credit Union covering the within mentioned property in the sum of Twenty Thousand Eight Hundred and No/100 (\$20,800.00) Dollars.

This property is subject to existing easements, restrictions and rights-of-ways upon or affecting said property.

The mailing address of Kenneth M. Whitt and Tony Bruce Whitt is: Route 4, Greer, South Carolina 29651

The mortgagors may anticipate payment of the mortgage debt in any amount at any time, without penalty.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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