

FILED
GREENVILLE CO. S. C.

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, 14 AM '79
COUNTY OF GREENVILLE, S.C. SCLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: MICHAEL L. TURNER and MONA J. TURNER

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
BANKERS LIFE COMPANY

a corporation
organized and existing under the laws of the State of Iowa, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of Fifty Thousand Five Hundred and no/100ths -----
----- Dollars (\$ 50,500.00).

with interest from date at the rate of ten per centum (10 %)
per annum until paid, said principal and interest being payable at the office of Bankers Life Company,
Des Moines in Polk County, Iowa
or at such other place as the holder of the note may designate in writing, in monthly installments of ACCORDING TO
SCHEDULE A ATTACHED
commencing on the first day of November, 19 79, and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of October, 2009. DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL
BALANCE TO \$53,290.85.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, bar-
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,
the following-described real estate situated in the County of Greenville
State of South Carolina:

ALL that piece, parcel or lot of land, with all buildings and improvements
thereon, situate, lying and being on the southeastern side of Beechwood
Drive, in Greenville County, South Carolina, being known and designated
as Lot No. 23 as shown on a plat entitled MAP OF BEECHWOOD HILLS, made
by C. O. Riddle, dated November, 1958, recorded in the RMC Office for
Greenville County, S. C., in Plat Book QQ at page 35, and having
according to a more recent survey thereof prepared by Schumacher
Engineering Service, entitled PROPERTY OF MICHAEL L. AND MONA J.
TURNER, dated September 27th, 1979, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the southeastern side of Beechwood Drive,
at the joint front corner of Lots Nos. 22 and 23 and running thence
along the common line of said lots, S. 69-22-11 E., 196.66 feet to an
iron pin; thence S. 23-06 W., 125.36 feet to an iron pin; thence S.
42-24 W., 245.50 feet to an iron pin at the joint rear corner of Lots
Nos. 23 and 24; thence along the common line of said lots, N. 10-26
W., 286.60 feet to an iron pin on the southeastern side of Beechwood
Drive; thence along the curve of the southeastern side of Beechwood
Drive, the chords of which are: N. 60-29-40 E., 62.34 feet to an iron
pin, and N. 27-58-30 E., 60.38 feet to an iron pin, the point of
beginning.

The above property is the same conveyed to the Mortgagors by deed of
Clarence O. Freeman to be recorded simultaneously herewith.
Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.
The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on
the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice
of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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