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THIS MORTGAGE is made this 13th day of October 1980, between the Mortgagor, Donald W. Turner and Elizabeth L. Turner (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Two Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010.

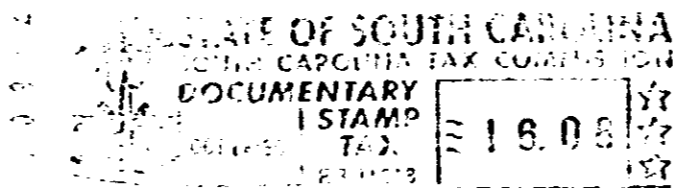
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, being known and designated as Lot 30, Section II, on a plat of Pine Brook/Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X at Pages 48 and 49, and also shown on a plat entitled "Property of Donald W. Turner and Elizabeth L. Turner" prepared by Carolina Surveying Co., dated October 3, 1980, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Green Road at the joint corner of Lots 30 and 31, and running thence along the line of Lot 31, N. 70-52 E. 143.6 feet to an iron pin; thence S. 15-12 E. 163.5 feet to an iron pin; thence along Lot 29, S. 89-06 W. 123.3 feet to an iron pin on the east side of Green Road; thence along said Road, N. 26-04 W. 125.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by Deed of Russell A. Holbrook and Barbara L. Holbrook, of even date, to be recorded herewith in the RMC Office for Greenville County, S.C.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602



which has the address of Route 4, Green Road Greenville, S. C. 29605 (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 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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