STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 1 1 05 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1526 PAGE 903

# MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James K. Turner and Carol Denise Luttrall, now Carol Denise Luttrall Turner,

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

SOUTHERN BANK AND TRUST COMPANY

(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 Seven Thousand and No/100---------- Dollars ($7,000.00 ) due and payable

---------- in accordance with the terms of the note which this mortgage secures of even date.

~~MONTHLY INSTALLMENTS HEREON FROM DATE AT THE RATE OF~~ ~~PER CENT PER ANNUM, TO BE PAID:~~

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, Paris Mountain Township, being shown and designated as Tract No. 3 and part of Tract No. 10 on a plat entitled "Property of James K. Turner and Carol Denise Luttrall", prepared by H. C. Clarkson, Jr., dated November 8, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6X, at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Honeysuckle Lane, at the front corner of Tract No. 3 and running thence along Honeysuckle Lane, N. 30-23 E. 102 feet to an iron pin; thence, S. 59-30 E. 200 feet to an iron pin; thence, N. 30-30 E. 208 feet to an iron pin; thence, N. 30-30 E. 5 feet, more or less, to a branch; thence along the branch which is the line of the property, the following approximate courses and distances: S. 51-39 E. 90.6 feet; thence, S. 27-16 W. 304.5 feet to an iron pin on the northern side of Hester Drive; thence with said Drive, N. 55-42 W. 100 feet; thence continuing with said Drive, N. 59-37 W. 207 feet to an iron pin on the eastern side of Honeysuckle Lane, the point of beginning, and containing 1.15 acres.

This is the same property conveyed to the mortgagors herein by deed of Floyd S. Hester, dated November 15, 1978, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1091, at Page 904.

DOCUMENTARY STAMP TAX

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