

FILED  
GREENVILLE CO. S. C.

APR 6 3 32 AM '81

JOHN L. BANKERSLEY  
R. M. C.

# MORTGAGE

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THIS MORTGAGE is made this 3rd day of April, 1981  
between the Mortgagor, Charles Turner

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND FIVE HUNDRED AND NO/100 (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1996

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 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, Highland Township, on the eastern side of a new hard surfaced road west of and near State Highway No. 414, having the following courses and distances :

BEGINNING on an iron pin in the eastern side of said new hard surfaced road, in rear of the Broughton Turner homeplace, and which point is N. 5-10 W. 279 feet from the big persimmon tree; thence along road, N. 9-10 W. 154 feet to an iron pin; thence N. 80-50 E. 150 feet to an iron pin; thence S. 9-10 E. 154 feet to an iron pin; thence S. 80-50 W. 150 feet to the point of beginning, containing 53/100 of an acre, more or less.

The above described property is a part of a tract of land known as the Benton Turner land.

This is the same property conveyed to the mortgagor herein by Broughton Turner by deed recorded in Deed Book 674, page 179, R.M.C. Office for Greenville County on May 20, 1961.

which has the address of Route 2, Stringer Road, Landrum (City)  
S.C. (herein "Property Address");  
(State and Zip Code)

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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