

State of South Carolina

BOOK 1554 PAGE 42

FILED

Mortgage of Real Estate



County of GREENVILLE

GREENVILLE COUNTY, S. C.

SEP 30 3 29 PM '81

THIS MORTGAGE made this 30 day of September, 19 81,

by LARRY E. AND CATHERINE W. TURNER

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. BOX 1329

Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, LARRY E. AND CATHERINE W. TURNER is indebted to Mortgagee in the maximum principal sum of SEVEN THOUSAND AND NO/100 Dollars (\$ 7,000.00 ), which indebtedness is evidenced by the Note of Larry E. and Catherine W. Turner of 9/24/81 date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 10/8/85 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

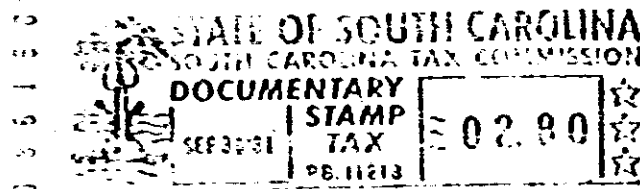
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 7,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina on the southern side of Range View Circle being known and designated as Lot No. 19 of GREEN PASTURES SUBDIVISION as shown on Plat entitled GREEN PASTURES, dated March 20, 1965, by Carolina Engineering and Surveying Company, and recorded in the RMC Office for Greenville County in Plat Book III at page 133, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Range View Circle, joint front corner of Lot Nos. 18 and 19, and running thence with the line of Lot No. 18 S. 20-53 E. 150.0 feet to an iron pin at a point on the rear line of Lot No. 10; thence with the line of Lot No. 10 N. 69-07 E. 102.5 feet to an iron pin on the western side of Stacey Drive, joint rear corner of Lot Nos. 19 and 10; thence with the western side of Stacey Drive N. 21-46 W. 125.0 feet to an iron pin; thence with the curvature of the southwestern corner of the intersection of Range View Circle and Stacey Drive, the chord of which is N. 66-19 W. 35.7 feet to an iron pin on the southern side of Range View Circle; thence with the southern side of Range View Circle S. 69-07 W. 75.0 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Benjamin F. Morgan and Virginia N. Morgan dated May 21, 1973 and recorded in the RMC Office for Greenville County in Deed Book 975 at page 34.

This mortgage is second and junior in lien to that certain mortgage to Carolina Federal Savings & Loan Association dated 5/21/73 and recorded in the RMC office for Greenville County in Mortgage Book 1297 at page 928 and having a current approximate balance of \$20,134.82.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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