

GREENVILLE CO. S. C.  
OCT 15 4 50 PM '81  
DONNIE S. TANKERSLEY

# MORTGAGE

PLEASE PRINT

BOOK 1555 PAGE 368

THIS MORTGAGE was made this 15th day of October 1981, between the Mortgagor, SANDRA F. TURNER (herein "Borrower"), and the Mortgagee, CHARTER MORTGAGE COMPANY, a corporation organized and existing under the laws of Jacksonville, Florida 32232, whose address is P. O. Box 2259 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of SEVENTY SIX THOUSAND, NINE HUNDRED AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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 November 1, 2011;

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 lot of land in said State and County being shown and designated as Lot Number 47 on a plat of SECTION TWO, OAKFERN, by C. O. Riddle, Surveyor, dated June 14, 1978, recorded in Plat Book 6-H at Page 53 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat. Said lot is located at the intersection of Holland Road and Oakfern Drive.

THIS is the identical property conveyed to the Mortgagor by deed of Edward H. Hembree Builders, Inc., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
OCT 15 21 TAX 30.76  
PB. 11219

which has the address of Lot 47, Oakfern s/d, Greenville County (Street) (City)  
(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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