



MORTGAGE

BOOK 1579 PAGE 348

THIS MORTGAGE is made this 6 day of August 1982 between the Mortgagor, William B. Turner and Vera F. Turner (herein "Borrower"), and the Mortgagee, AMERICAN 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 Fifteen Thousand, One Hundred and ninety-five Dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8-1-89

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 73, College Heights, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, Page 75, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Erskine Street, joint front corner Lots 73 and 74, and running thence N. 33-10 W. 150 feet to an iron pin, joint rear corner Lots 73 and 74, thence N. 56-50 E. 70 feet to an iron pin, common corner Lots 71 and 73; thence S. 33-10 E. 150 feet to an iron pin on the northwesterly side of Erskine Street, joint corner Lots 72 and 73, thence along the northwesterly side of Erskine Street S. 56-50 W. 70 feet to an iron pin, point of beginning.

As a part of the consideration hereof, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co., and Waco F. Childers, Jr., on which there is a balance due of \$8,895.44, said mortgage being recorded in Mortgages Volume 587 at page 395 and 589 at page 142.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville, S.C. in Deed Volume 494, page 343.

Grantee to pay 1959 taxes.

This is the same property conveyed by deed of Harry C. Walker, dated June 6, 1959 and recorded June 9, 1959 in the RMC Office for Greenville County in Volume 626, at page 424.

which has the address of 9 Erskine St., Greenville, S.C. (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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