

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

GREENVILLE, S.C.
FILED
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ANNERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Gary B. Turner & Patricia O. Turner, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings & Loan Association

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Six Thousand Four Hundred and no/100----- Dollars (\$ 26,400.00-----).

with interest from date at the rate of -----Twelve----- per centum (---12--- %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Ninety and 69/100----- Dollars (\$ 290.69). commencing on the first day of February, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 2003.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land lying, situate and being in the County of Greenville, State of South Carolina and being situate on the third basin of the waters of Lake Lanier described as follows:

Said lot shown on plat made by J.B. Bruce, Registered Surveyor, and dated Dec. 21, 1982, lot shown on this plat as beginning at the corner of East Lake Shore Drive, and a 20-foot alley used for landing boats and running thence along said alley S.84-00W. 117.6 feet to an iron pin at the water's edge; thence S.34-41W. 26 feet to an iron pin; thence S.78-00W. 11 feet to end of concrete wall; thence along this concrete wall 25.6 feet in a southerly direction; thence N.79-00E. 11 feet to an iron pin; thence N.85-54E. 136 feet to East Lake Shore Drive as shown by iron pin; thence along East Lake Shore Drive N.11-20W. 50 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by Deeds of Oklus Charles Sublett, III, Oklus Charles Sublett, Sandra Sublett Barrett, and William Thomas Watson and filed of even date herewith.

The above referenced plat recorded in the RMC Office for Greenville County in Plat Book 9-A at Page 83.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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