

STATE OF SOUTH CAROLINA JAN 14 4 24 PM '83

COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14TH day of January 1983, between the Mortgagor Willis G. Turner

(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-five thousand and no/100ths (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's Note dated January 14, 1983 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on January 14, 1988.

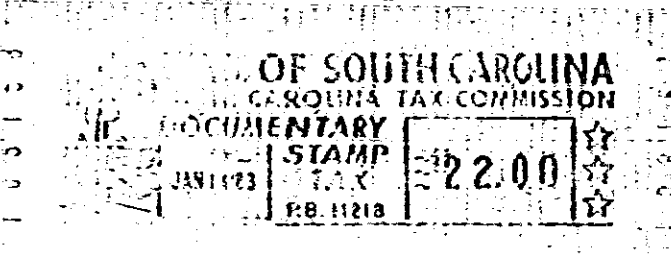
This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

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 17 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 unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 70 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County in Deed Volume 1008 at Pages 527-611 with survey and plot plan recorded in Plat Book 5H at Page 48, which Master Deed was amended June 2, 1976 and recorded in the RMC Office for Greenville County in Deed Volume 1038 at Page 140.

DERIVATION: Deed of Cunningham and Summers Associates, a General Partnership, recorded June 5, 1978 in Deed Book 1080 at Page 442 in the Greenville County RMC Office.



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This mortgage is junior and secondary to that certain first mortgage of Willis G. Turner to Fidelity Federal, now known as American Federal, recorded June 5, 1978 in Mortgage Book 1434 at Page 213 and to that certain second mortgage of Willis G. Turner to South Carolina National Bank of Spartanburg recorded December 24, 1980 in Mortgage Book 1528 at page 389 of the Greenville County RMC Office.

which has the address of Unit 70, Trentwood Property Regime, Holly Tree (Street) (City) Simpsonville, SC (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 seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, except as herein noted, 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, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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