

MORTGAGE

FILED GREENVILLE CO. S. C.

APR 18 11 54 AM '83

THIS MORTGAGE is made this FIFTEENTH (15th) day of April 1983 between the Mortgagor, SANDRA TURNER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

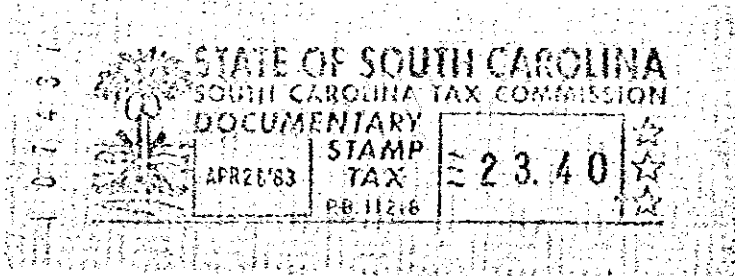
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-EIGHT THOUSAND, FIVE HUNDRED (\$58,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1983;

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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 51, according to a plat entitled "heritage Lakes Subdivision" by Heaner Engineering Co., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 16; and more recent survey of Freeland & Associates, entitled "Property of Sandra Turner" and recorded in the RMC Office for Greenville County in Plat Book 9-P, at Page 62, and reference is made to said plats for a more particular metes and bounds description.

This being the same property conveyed to the mortgagor herein by Deed of Jim Williams, Inc., dated April 15, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1186, at Page 578.

This conveyance is made subject to all restrictions, set back lines, zoning ordinances, easements and rights-of-way, if any, affecting the above property.



which has the address of Lot No. 51, Heritage Lakes Subdivision, Simpsonville, S.C. 29681 (herein "Property Address");

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, 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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