

FILED
GREENVILLE S.C.
JUN 7 3 43 PM '83
DONNIE W. ENSLEY
R.M.C.

1910 358
PLEASE MAIL

MORTGAGE

THIS MORTGAGE is made this 6th day of June, 1983, between the Mortgagor, Reginald L. Turner and Fredda B. Turner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand, Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 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 December 6, 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 lot of land in the State of South Carolina, County of Greenville, in Highland Township, containing 7.96 acres according to a plat entitled "Survey for Milton H. Sudduth", prepared by W. R. Williams, Jr., Surveyor, dated May 28, 1980 and recorded in Plat Book 8-A at Page 53. The Subject property fronts on the northerly side of S. C. Highway No. 414.

THIS is the identical property conveyed to Reginald L. Turner by deed of Milton H. Sudduth, recorded on July 17, 1980 in Deed Book 1129 at Page 406. Reference is also made to deed from Reginald L. Turner conveying an undivided one-half interest in and to the subject property to Fredda B. Turner to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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REB. NO. 12

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which has the address of Route 2, Hwy. 414, Landrum, S. C. 29356,
(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 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.

0.359

4328-RV-21