

GREENVILLE

MORTGAGE

90-1620-515

AUG 9 3 44 PM '83

THIS MORTGAGE is made this 4th day of August 1983 between the Mortgagor, David Bass Turner and Emma M. Turner (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Twenty-Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 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 September 1, 1995...

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Old Easley Bridge Road, being shown on plat entitled "Property of David B. Turner", dated May, 1982, as prepared by Dalton & Neves Co., Engineers, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Easley Bridge Road, joint front corner of this property and property of Arthur Lee Greer, and running thence with said Old Easley Bridge Road, N. 59-40 E. 68 feet to a spike; thence turning and running along property of Lonnie J. Davis, Jr., the following: N. 30-20 W. 27.6 feet to an iron pin; thence, N. 59-40 E. 49 feet to an iron pin; thence, N. 11-16 E. 55.6 feet to an iron pin, joint corner of this property and property of Lonnie J. Davis, Jr., and Larry R. Rochester; thence running along the property line of Larry R. Rochester, Ronald T. Davis, and Marshall Cason, N. 65-19 W. 263.74 feet to an old iron pin at joint corner of this property and property of Marshall L. Cason and Arthur Lee Greer; thence running with the joint line of Arthur Lee Greer's property, S. 29-49 E. 285.4 feet to an old iron pin on the northern side of Old Easley Bridge Road, the point of beginning.

This is the same property conveyed to David Bass Turner and Emma M. Turner by deed of Geraldine C. Means dated May 26, 1982, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1167, at Page 589.

which has the address of Old Easley Bridge Road Greenville S.C. 29611 (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 therein 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 and limited by the exceptions and restrictions listed in a schedule of exceptions to coverage in any title insurance policy issued by Lender's title insurer on the Property.

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