

MORTGAGE OF REAL ESTATE

801-1826 PAGE 70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
SEP 15 11 55 AM '83
DONNIE R.M.C. SLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DALE TURNER and SANDRA TURNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK, its successors or assigns,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIFTY THOUSAND AND NO/00

Dollars (\$ 50,000.00) due and payable

with interest thereon from 9/16/83 at the rate of 13.18% per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Butler Township, being shown as LOT NO. 57 of a plat of Asheton, Sheets One and Two, made by Piedmont Surveyors, dated September 3, 1981, recorded in the RMC Office for Greenville County, in Plat Book 8-P, Pages 84 and 85, and more recent survey prepared by Freeland & Associates, entitled "Property of Dale Turner and Sandra Turner," and recorded in the Greenville County RMC Office in Plat Book 9Z, at Page 86, and reference is made to said plats for a more particular metes and bounds description.

This being the same property conveyed to the mortgagors herein by deed of ASHETON, A General Partnership, dated December 16, 1982 and recorded in the RMC Office for Greenville County in Deed Book 1179, at Page 262 and is conveyed subject to all rights of way, easements, conditions, public roads, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Address: 606 Asheton Way, Simpsonville, S. C. 29681

SC70
1571623
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RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT
GREENVILLE COUNTY, SOUTH CAROLINA
SEP 15 1983
STAMP TAX \$ 20.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

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

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