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# MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,000.68

THIS MORTGAGE is made this 14th day of February, 1984 between the Mortgagor, John Allen Turner and Connie 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 Eleven thousand, 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 15, 1994.

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 in the State of South Carolina County of Greenville, being shown as Lot 7 on plat entitled "Final Plat, SHILOH ESTATES, Sec. 2", prepared by T. H. Walker, Jr., RLS, dated March 10, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly edge of Shiloh Lane at the joint front corner of Lots 7 and 8, which iron pin is located 193.8 feet more or less, from the intersection of McCall Road and Shiloh Lane and running thence with the joint line of Lots 7 and 8, N. 79-50 W. 175 feet; thence N. 10-10 E. 214.3 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the joint rear corner of said Lots, S. 79-50 E. 175 feet to an iron pin on the Northwesterly edge of Shiloh Lane at the joint front corner of Lots 6 and 7; thence with the Northwesterly edge of Shiloh Lane, S. 10-10 W. 214.3 feet to the beginning corner.

This is that same property conveyed by deed of James E. Dodenhoff, Jr. and Paul B. Costner, Jr., d/b/a/ D. & D. Builders to John A. Turner and Connie M. Turner, dated 9/19/77, recorded 10/3/77, in Deed Volume 1066, at Page 59, in the R.M.C. Office for Greenville County, SC/

which has the address of Rt. 14, 4 Shiloh Lane, Greenville, SC 29607 (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.

