

MORTGAGE

APR 2 4 22 PM '84

THIS MORTGAGE is made this Thirtieth day of March 19.84, between the Mortgagors ROBERT L. TURNER and WANDA L. TURNER (herein "Borrower"), and the Mortgagee, THE PALMETTO BANK, a corporation organized and existing under the laws of THE STATE OF SOUTH CAROLINA, whose address is 470 HAYWOOD ROAD, GREENVILLE, SOUTH CAROLINA 29607. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$56,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 APRIL 1, 2014

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, containing 1.08 acres, more or less, as shown on plat entitled "Property of Robert L. Turner and Wanda L. Turner" by R.B. Bruce, RLS, dated March 29, 1984, and recorded in the RMC Office for Greenville County, SC, in Plat Book 106 at Page 54 of even date herewith; said plat being craved for the specific metes and bounds as appear thereon.

This being the same property conveyed to mortgagors herein by deed of Carl D. Curtis and Jackie A. Curtis dated March 22, 1984, and recorded in the RMC Office for Greenville County of even date herewith.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
\$ 22.60

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which has the address of Route 5 Anderson Ridge Road Greer South Carolina 29651 (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 seised 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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