



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 12,438.36

THIS MORTGAGE is made this fourth day of June 1984, between the Mortgagor, John Larry and Judy E. Turner (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 three thousand, seven hundred eighty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 June 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 7, Jasmine Drive on a plat of Grand View Subdivision, which plat is of record in the RMC Office for Greenville County in Plat Book KK-93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Jasmine Drive and running thence N. 72-35 E. 62 feet to an iron pin; thence running N. 17-25 W. 150 feet to an iron pin; thence running S. 72-35 W. feet to an iron pin; thence running S. 17-25 E. 150 feet to an iron pin, the point of beginning.

This being the same property conveyed to Lucy C. Rochester (now Lucy C. Daniel) by Deed of Robert C. Rochester, which Deed is of record in the RMC office for Greenville County in Deed being recorded on February 2, 1971.

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

The Grantees' mailing address is 106 Jasmine Drive, Greenville, SC 29611.

This is the same property conveyed by Deed of Lucy C. Daniel formerly Lucy C. Rochester unto John Larry and Judy Elizabeth Turner, dated February 17, 1978 recorded February 17, 1978, in the RMC Office for Greenville County, South Carolina, volume 1073 page 862.

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which has the address of 106 Jasmine Drive, Greenville SC 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 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.

