

MORTGAGE

01-335790-7

THIS MORTGAGE is made this 3rd day of August, 1984, between the Mortgagor, Carl G. Turner and Linda L. Turner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred Eighty One Dollars and 28/100--(7,581.28) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 August 31, 1991.....;

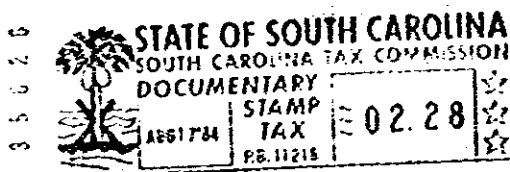
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, South Carolina:

All Borrower's interest, including life interest and remainder interests, to Lender and Lender's successors and assigns in and to the following described property:

All that certain piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 465, Section V. of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 4X at pages 62 and 63 in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

Being the same property conveyed to mortgagors by deed of Builders and Developers, Inc., dated November 2, 1973 and recorded in the RMC Office for Greenville County on November 2, 1973 in Deed Book 987 at Page 488.

This mortgage is junior in lien to the mortgage of Carl G. Turner and Linda L. Turner given in favor of Farmers Home Administration, dated November 2, 1973, and recorded in the RMC Office for Greenville County on November 2, 1973 in Book 1294 at Page 443.



which has the address of 49 Tamwood Circle Simpsonville, South Carolina (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.

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