

MORTGAGE

THIS MORTGAGE is made this 28 day of August, 1984, between the Mortgagor, Ora Lee 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").

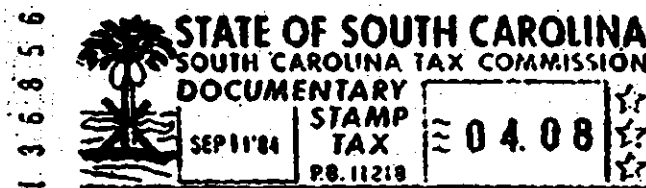
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand, Five Hundred Eighty-eight and 52/100 (13,588.52) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 31, 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 situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being known and designated as Lot No. 2 of property of J. H. Mauldin according to a plat prepared by C. C. Jones, C. E., September, 1952, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 2 and 3, and running thence along the joint line of said lots, S. 53-0 W. 207.7 feet to an iron pin at the rear of property of Paul C. Batson; thence along the property line of Paul C. Batson, N. 28-0 W. 75.9 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the joint line of Lots 1 and 2, N. 53-10 E. 193.5 feet to an iron pin at the joint front corner of Lots 1 and 2; thence S. 38-58 E. 74.6 feet to the beginning corner; being a portion of the property conveyed to me by Paul C. Batson by deed dated October 16, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 465, at Page 229.

This is the same property conveyed to Ralph C. Turner and Ora Lee Turner by deed of J. H. Mauldin, dated February 3, 1953, recorded in the R.M.C. Office for Greenville County on February 4, 1953 in Deed Book 471 at Page 369. Ralph C. Turner died testate on January 24, 1978 devising his one-half interest in the above described property to Ora Lee Turner, as appears more fully in the Office of the Probate Court for Greenville County in Apt. 1502 at File 25.



which has the address of 2609 Poinsett HWY Greenville

South Carolina (herein "Property Address");
(State and Zip Code)

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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