

FILED
GREENVILLE CO. S.C.
SEP 24 3 26 PM '84
DONNIE S. PARKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 21, 1984. The mortgagor is Dale Turner and Sandra Turner d/b/a San-Del Builders ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB, which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of One Hundred Nine Thousand and no/100 Dollars (U.S. \$109,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 1, 1985. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, 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 that piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, South Carolina, on the northern side of Brandon Court, being shown and designated as Lot #37 of Asheton Subdivision, Section 2, on a plat drawn by Freeland & Associates, Engineers and Land Surveyors, dated September 18, 1984, entitled "Asheton Section 2, Lot 37, Property of San-Del Builders", said plat being recorded in the RMC Office for Greenville County, S.C., in plat book 10-4, at page 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of the right of way of Brandon Court at the joint front corner of Lots Nos. 36 and 37, and running with said right of way N.72-26W., 85.56 feet to an iron pin; thence continuing with said right of way N.72-30W., 134.44 feet to an iron pin at the joint front corner of Lots Nos. 37 and 38; thence turning and running with the line of Lot #38 N.35-56-36E., 305.10 feet to an iron pin; thence turning and running S.47-10E., 135.0 feet to an iron pin; thence turning and running with the line of Lot #36 S.17-06-00W., 231.77 feet to an iron pin on the northerly side of the right of way of Brandon Court, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Richard J. Kraince, dated August 6, 1984, recorded August 17, 1984 in the RMC Office for Greenville County, S.C., in Deed Book 1219, at page 602.

which has the address of Lot #37, Brandon Court, Asheton S/D Simpsonville, South Carolina 29681 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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