

PLEASE READ THIS MORTGAGE RENEWABLE RATE NOTE (See Rider Attached)

Closing Date: April 28, 1981 (Date Instrument Delivered)

BOOK 1539 PAGE 514
BOOK 77 PAGE 506

THIS MORTGAGE is made this 28th day of April 1981, between the Mortgagor, JAMES DALE TURNER (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29614 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated April 28, 1981. WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Seven Thousand Seven Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1981 (herein "Note"), providing for monthly installments of principal and interest.

PAID AND SATISFIED IN FULL
THIS 28th DAY OF August 19 82
AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION
BY *Richard C. Dowd*
WITNESS: *Maria J. Lou*

3816

RECORDED
INDEXED
AUG 2 1982

Formerly United Federal Savings and Loan Association

NICHOLAS P. MITCHELL, III
Attorney at Law
101 Lavinia Ave.
Greenville, SC 29601

*Corrected
Provision
2/28/82*

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXCEED BEYOND September 1, 2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of 201 Trade Street, Fountain Inn, S. C. (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 sock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereof, 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.

SOUTH CAROLINA - 1 to 4 Family - 6.75 - FIMA, FILING UNIFORM INSTRUMENT

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RES 1

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