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STATE OF SOUTH CAROLINA FILED COUNTY OF GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

SEP 3 3 04 PH '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, William T. Turner and Elzora Turner

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, P. O. Box 1329, Greenville, South Carolina 29602

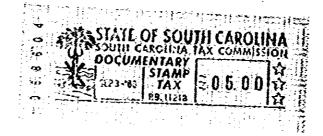
bereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date berewith, the terms of which are incorporated herein by reference, in the sum of Twelve Thousand Pour Hundred Five and 96/100ths - - - - - - - Dollars (* 12,405.96) due and payable in accordance with the terms of a promissory note executed simultaneously herewith, with a final due date of September 1, 1987, which sum includes interest from date at the rate of 13.49 per centum per annum computed and paid monthly:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the northern side of Mill Street, near the town of Taylors, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 29 on a plat entitled "Section No. 1, Chick Springs" dated May 5, 1966, and revised July 12, 1966, by Piedmont Engineers and Architects, said plat being recorded in the R. M. C. Office for Greenville County, in Plat Book PPP, at Page 17, and having such metes and bounds as shown on said plat.

The above described property is the same conveyed to us by James E. Callicott and Linda T. Callicott by deed dated July 21, 1980, and recorded on July 21, 1980, in the R. M. C. Office for Greenville County in Deed Book 1129, Page 595.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and it all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter (attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the insula household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is tawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided bytein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagos forever, from and mainst the Mortgagor and all persons whomsorver lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time too time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or if such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be bill by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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