

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagees Address:
Post Office Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
S. C.
JUN 13 PM '82
MORTGAGE
BATES TOWNSHIP

TO ALL WHOM THESE PRESENTS MAY CONCERN: James L. Turner

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six thousand and no/100ths

----- DOLLARS (\$ 6,000.00),
with interest thereon from date at the rate of eighteen per centum per annum, said principal and interest to be repaid: in sixty (60) sixty monthly installments of \$152.36 commencing June 3, 1982 with like payments on the same date of each month thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township containing approximately 3.5 acres, more or less, as shown on plat entitled "Annie D. Burnette" recorded in the RMC Office for Greenville County in Plat Book 4-K, at page 41, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING AT an iron pin in the center of S.C. Highway 414 at the corner of Paul C. Cox, and running thence along the center of said Highway, N 63-30 E, 204 feet to an iron pin; thence N 57-45 E, 155 feet to an iron pin; thence along the property of Elizabeth W. Walker, conveyed to her in Deed Book 779, at page 447, as shown in Plat Book KKK, at page 79, S 49-30 E, 394.7 feet to an iron pin; thence along Elizabeth W. Walker, S 52-45 W, 385.8 feet to an iron pin; thence along Paul C. Cox, N 37 W, 155 feet to an iron pin; thence N 71-33 W, 100 feet to an iron pin; thence N 37-20 W, 183 feet to the point of beginning and being the same conveyed to Jessie D. Shortt in Deed Book 917 at page 369; and Deed Book 951 at page 613.

DERIVATION: Deed of Jessie D. Shortt recorded August 24, 1973 in Deed Book 982 at page 389.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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 usual household furniture, be considered a part of the real estate.

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