



450-9

MORTGAGE

BOOK 1550 PAGE 254

THIS MORTGAGE is made this 3 day of August 1981 between the Mortgagor, Vera F. Turner and W.B. Turner

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand, three hundred and seven dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1986.

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 piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 73, College Heights, as per plat thereof, recorded in the RMC Office for Greenville County, State of South Carolina, in Plat Book P, page 75, and having according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the northwesterly side of Erskine Street, joint front corner Lots 73 and 74; and running thence N. 33-10 W. 150 feet to an iron pin, joint rear corner Lots 73 and 74; thence N. 56-50 E. 70 feet to an iron pin, common corner Lots 71 and 73; thence S. 33-10 E. 150 feet to an iron pin on the northwesterly side of Erskine Street, joint corner Lots 72 and 73, thence along the northwesterly side of Erskine Street, S. 56-50 W. 70 feet to an iron pin, point of beginning.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, SC in deed volume 494 page 343.

This is the same property conveyed by deed of Harry C. Walker, dated 6/6/59, recorded 6/9/59 in volume 626 page 424 of the RMC Office for Greenville County, SC.

which has the address of 9 Erskine St., Greenville, SC 29607 (Street) (City) (State and Zip Code) (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 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 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.

REC'D AUG 18 1981

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