

MORTGAGE 4 4 OF PH 1960

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS M. FRANKLIN, JR. and PHYLLIS H. FRANKLIN of
Greenville, South Carolina ; hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

GENERAL MORTGAGE CO. a corporation
organized and existing under the laws of South Carolina hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Nine Thousand Seven Hundred & No/100--
Dollars (\$9,700.00), with interest from date at the rate of five and three-fourths per centum
(5-3/4%) per annum until paid, said principal and interest being payable at the office of
General Mortgage Co. in Greenville, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of
Sixty-One and 11/100-----Dollars (\$61.11),
commencing on the first day of January, 1961, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of December, 19 85.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville,
State of South Carolina:

All that piece, parcel or lot of land, with the buildings and improvements thereon,
situate, lying and being in the City of Greenville, County of Greenville, State of South
Carolina, being known and designated as Lot #41, Plat of Pleasant Valley, said plat
being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book
P, page 92, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the northerly side of Pleasant Ridge Avenue, joint front
corner Lots 41 and 42, said iron pin being 122.5 feet in an easterly direction of the
intersection of Prince Avenue and Pleasant Ridge Avenue; and running thence along
Pleasant Ridge Avenue N. 89-52 E. 60 feet to an iron pin, joint front corner Lots 40
and 41; thence N. 0-08 W. 160 feet to an iron pin, joint rear corner Lots 40 and 41;
thence S. 89-52 W. 60 feet to an iron pin, joint rear corner Lots 41 and 42; thence
S. 0-08 E. 160 feet to an iron pin, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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 equipment now or hereafter
attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the