

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

9.91

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Donald E. Franklin and Susan

R. Franklin

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

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont Bank & Trust Company

(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 -----

Seven Thousand and no/100----- DOLLARS (\$ 7,000.00)-----

with interest thereon from date at the rate of Eight--per centum per annum, said principal and interest to be repaid:

Six months from date.

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, on the northern side of Cape Charles Drive, being shown as Lot No. 70 on plat of Pelham Estates Subdivision, Section I, dated July 1966, prepared by C. O. Riddle and recorded in Plat Book PPP at pages 28 and 29 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Cape Charles Drive at the joint front corner of Lot No. 70 and Lot 71, and running thence with Lot 71, N 23-19 W 250 feet to an iron pin at the joint rear corner of Lot 70 and Lot 75; thence with Lot 75, N 14-31 E 55.9 feet to an iron pin in line of property now or formerly of Maxie and Helen Green; thence with the Green property, S 75-29 E 274.9 feet to an iron pin at the joint rear corner of Lot 69 and 70; thence with Lot 69, S 33-37 W 150.6 feet to an iron pin on Cape Charles Drive; thence with said Drive, S 51-41 W 70.7 feet to an iron pin; thence S 28-24 W 40.4 feet to an iron pin; thence S 66-41 W 25 feet to the point of beginning.

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.