

JUL 2 2 54 PM '70

BOOK 1159 PAGE 574

OLIJ E. FARNSWORTH
PLEASANTBURG
N. C.

First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }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 FIDELITY FEDERAL SAVINGS AND LOAN
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum ofThirty-two thousand and 00/100----- DOLLARS
(\$ 32,000.00), with interest thereon at the rate of -eight- per cent per annum as
evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified
by mutual agreement, in writing, the final maturity of which is -25- years after the date hereof,
unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated
herein by reference; andWHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee
on other or no security: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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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, situate on the northern
side of Cape Charles Drive in the County of Greenville, being shown
as Lot No. 70 on a 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, to-wit:BEGINNING at an iron pin on the northern side of Cape Charles Drive
at the joint front corner of Lot No. 70 and Lot No. 71 and running
thence with Lot 71, N 23-19 W 250 feet to an iron pin at the joint
rear corner of Lot No. 70 and Lot No. 75; thence with Lot 75, N 14-31
E 55.9 feet to an iron pin in the 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 Lot
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.Being the same property conveyed to mortgagors by deed recorded in
Deed Book 88.0 at page 269.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 fix-
tures and equipment, other than the usual household furniture, be considered a part of the real estate.