

MORTGAGE OF REAL ESTATE - Offices of **GREENVILLE** **FILED** **GREENVILLE** **DEF 7 9 33 AM '71** **GREENVILLE** **OFFICES OF** **W. H. Houghton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.**

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

OLLIE FAIRBANKS WORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Donald E. Franklin and
Susan Reed Franklin (hereinafter referred to as Mortgagor) SEND(S) GREETING:

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

Eight Thousand and no/100-----DOLLARS (\$ 8,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in 60 monthly installments of \$162.22 each including principal and interest with the first payment due October 1, 1971 and a like payment of \$162.22 on the first day of each month thereafter until paid in full, payments to be applied first to interest, then to principal.

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, situate on the southeast side of Edwards Road being shown on a plat of the property of Donald E. Franklin prepared by H. S. Brockman, Surveyor, dated May 4, 1971 and recorded in Plat Book MM at Page 99, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeast side of Edwards Road, which iron pin is S. 26-27 W. 235 feet from the intersection of Edwards Road and Theis Road (formerly known as Brushy Creek Road) and running thence with the line of Edwards Road, S. 26-27 W. 123.5 feet to an iron pin at the corner of property now or formerly of G. H. Robinson; thence with the Robinson property S. 74-06 E. 360.7 feet to a point in the line of property now or formerly of Clyde Gill; thence with the Gill property, N. 4-30 E. 201.2 feet to an iron pin; thence N. 4-30 E. 307.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 797 at page 127 in the S. C. Office for Greenville County.

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.