

2 DAY OF Jan 1973
Dannie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:15 O'CLOCK P. M. NO. 18849

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 580

FILED
GREENVILLE CO. S. C.
BOOK 1847 PAGE 101

MORTGAGE OF REAL ESTATE—Office of Love, Thibault, O'Connell & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Franklin Enterprises, Inc.

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

WHEREAS, the Mortgagor is well and truly indebted unto C. S. Mattox and Wilson M. Dillard

(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

Eleven Thousand Five Hundred Sixty and no/100-----DOLLARS (\$11,560.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: Payable \$229.70 per month, including principal and interest, computed at the rate of 7 per cent per annum, the first payment being due March 15, 1973 and a like payment due on the 15th day of each month thereafter until paid in full, payments to be applied first to interest and 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 eastern side of Edwards Road, being shown on a plat of the property of R. A. Bowen dated November 6, 1969, prepared by Jones Engineering Service, recorded in Plat Book 45 at Page 25 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a spike near the center of Edwards Road at the corner of property designated as Bowen Home Lot and running thence with Bowen property S. 67-19 E. 163.8 feet to an iron pin; thence still with Bowen property S. 9-14 E. 179 feet to an iron pin; thence N. 75-53 E. 67.3 feet to an iron pin; thence N. 78 E. 339.9 feet to an iron pin in the line of property designated as Thornwell Acres; thence with said property N. 15-05 W. 105.3 feet to an iron pin at the corner of property now or formerly belonging to Burns; thence with Burns property N. 75-04 W. 518.4 feet to an iron pin in Edwards Road; thence with said Road, S. 31-02 W. 97.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of C. S. Mattox and Wilson M. Dillard to be recorded herewith.

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.