

REGULATION NO. 22
COMPLIED WITH, *bc*
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

Dec 29 2 32 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1262 PAGE 227

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Three Hundred Twenty-five Thousand and no/100-----DOLLARS

(\$ 325,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as 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; and

WHEREAS, 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 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 4S 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. 07-19 E. 163.3 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 Thorawell 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.

Also, a 10-foot right-of-way for the installation of a sewer line, said right-of-way to extend 5 feet on each side of the center line of the sewer line as installed, the 10-foot right-of-way to be located on the western side of a branch, crossing lot no. 1 as shown on the aforementioned plat recorded in Plat Book 4S at Page 25 in the R.M.C. Office for Greenville County, together with the right of ingress and egress for maintenance of said sewer line.

This is the same property conveyed to the mortgagors by deed of Franklin Enterprises, Inc. 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