

GREENVILLE CO. S. C.

JUN 13 10 26 AM '73

BOOK 1281 PAGE 355

MORTGAGE OF REAL ESTATE
REGULATION NO. 1
COMPLIED WITH

Office of Tax Assessor, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
DORNE S. THOMASON
R.M.C.

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 Southern 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

Sixty Thousand and no/100----- DOLLARS (\$ 60,000.00),

with interest thereon from date at the rate of 8% per centum per annum, said principal and interest to be repaid: Payable one (1) year from date with interest computed and paid quarterly at the rate of 8% per annum.

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 Street, on the western side of Shockley Street and on the northern side of Buttercup Way, being shown as lots nos. 1 through 30 inclusive on a plat of the property of Shady Creek Subdivision dated August 5, 1965, prepared by Piedmont Engineers and Architects, recorded in Plat Book KKK at Page 83 in the R.M.C. Office for Greenville County and being described as an entire tract as follows:

BEGINNING at an iron pin on the eastern side of Edwards Street at the corner of lot no. 2 and a tract designated as having been sold and running thence with said sold tract N. 61-05 E. 360 feet to an iron pin on the western side of Shockley Street; thence with said Street S. 28-30 E. 962 feet to an iron pin at the northwestern corner of the intersection of Shockley Street and Buttercup Way; thence with the northern side of Buttercup Way S. 50-34 W. 146 feet to an iron pin at the joint front corner of lot 26 and lot 27; thence still with Buttercup Way S. 42-12 W. 77.6 feet to an iron pin at the joint front corner of lot 27 and lot 28; thence still with Buttercup Way S. 50-11 W. 146 feet to an iron pin at the northeastern corner of the intersection of Buttercup Way and Edwards Street; thence with the eastern side of Edwards Street N. 28-30 W. 1,041 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Fred J. Mappus, Jr. and Hallie M. Mappus 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.