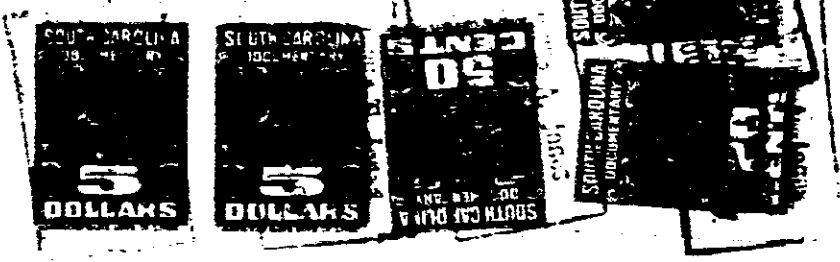


CO. S. C.  
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DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1298 PAGE 268

# MORTGAGE



STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Donald E. Franklin and Susan Reed Franklin (herein "Borrower") and the  
Mortgagee First Piedmont Bank & Trust Company,  
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Twenty-seven thousand and no/100-----Dollars (\$27,000.00) as evidenced by the Borrower's promissory Note of even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable six months from date; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future advances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage shall be security for all obligations of the Borrower to Lender in the total principal amount of Fifty-five thousand and no/100----- Dollars (\$55,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in consideration of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c) all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatsoever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c) (all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attorney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforcement of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender, its successors and assigns, the following described real estate:

All that 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, 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 RMC 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. 19-14 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.**

**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. 3 as shown on the aforementioned plat recorded in Plat Book 4S at Page 25 in the RMC 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 recorded in Deed Book 964 at Page 6 in the RMC Office for Greenville County.**

(Cont'd)