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MORTGAGE OF REAL ESTATE—Offices of **DOONIE S. TANSERSLEY** & Thomason, Attorneys at Law, Greenville, S. C.
R.M.C.

BOOK 1342 PAGE 157

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 Shelton J. Rimer

(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 Five Hundred Forty and no/100---- DOLLARS (\$ 8,540.00),

with interest thereon from date at the rate of 9% per centum per annum, said principal and interest to be repaid: \$2,846.66 plus interest on June 16, 1976, \$2,846.67 plus interest on June 16, 1977, and \$2,846.67 plus interest on June 16, 1978, interest to be computed at the rate of 9% per annum on the unpaid balance.



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, in Glassy Mountain Township known and designated as lots no. 1039 and 1041 of Jervey Section, Lake Lanier Development, as shown on plat made by Geo, Kershaw, June 16, 1925, and recorded in the R.M.C. Office for Greenville County in Plat Book G, at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Mermaid Court of said Jervey Section in the Lake Lanier Development at the joint western corner of lots 1037 and 1039 and running thence with the joint line of said lots in an easterly direction 160 feet to a point on the western side of said Lake Lanier; thence with the western shore of said Lake Lanier in a southerly direction 165.6 feet, more or less, to a point in the eastern line of lots nos. 1041 and 1043; thence with the joint line of said lots in a westerly direction 150 feet to a point in the western line of said lots 1041 and 1043 on the eastern side of Mermaid Court; thence with the eastern side of said Court 79.8 feet, more or less, to the point of beginning, reference being made to said recorded plat which is adopted by reference as a part of this description.

This is the same property conveyed to the mortgagors by deed of Shelton J. Rimer to be recorded herewith.

IT IS understood that this mortgage is junior in lien to that of a first mortgage to Tryon Federal Savings and Loan Association, 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.

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