

JUN 17 12 17 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1976, between the Mortgagor, Donald E. Franklin and Susan R. Franklin

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of One Hundred Forty Thousand and No/100 (\$140,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of 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 (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land situate on the eastern side of Edwards Street in the county of Greenville, State of South Carolina, being shown as Lot Number 4 on a plat of the property of Donald E. Franklin and Susan R. Franklin dated June 1975, prepared by C. O. Riddle, recorded in Plat Book 50 at page 39 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Edwards Street at the joint front corner of Lot 2 and Lot 4 and running thence with Edwards Street N. 28-30 W. 220 feet to an iron pin at the joint front corner of Lot 4 and Lot 7; thence with Lot 7 N. 61-30 E. 155 feet to an iron pin at the joint rear corner of Lot 4 and Lot 7; thence with Lot 5 and Lot 3 S. 28-30 E. 220 feet to an iron pin at the joint rear corner of Lot 2 and Lot 4; thence with Lot 2 S. 61-30 W. 155 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagors by deed recorded in Deed Book 976 at page 704 in the RMC Office for Greenville County.



which has the address of 4 Edwards St, Sedgefield Pl. Apts. EASLEY, SC 29640 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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