

FILED  
GREENVILLE.CO. S. C.

JUL 2 10 21 AM '76  
MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1371 PAGE 887

THIS MORTGAGE is made this 1st day of July 1976, between the Mortgagor, Wilfred L. Franklin and Billie L. Franklin (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association of Greenville, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006

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 certain piece, parcel, or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, on Newgate Drive, being shown and designated as Lot No. 102, on plat of Section No. 2, Bellingham, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-N at page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Newgate Drive at the joint front corner of Lots Nos. 101 and 102 and running thence with the line of Lot No. 101 N. 81-27 E. 159.1 feet to an iron pin in the line of property now or formerly of J. P. Looper; thence with the line of the said Looper property S. 14-35 E. 90 feet to an iron pin at the joint corner of Lot 102 and a park; thence with the line of the said park lot S. 81-18 W. 160.4 feet to an iron pin on the Eastern side of Newgate Drive; thence with the Eastern side of Newgate Drive N. 13-38 W. 90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Bellingham, Inc., dated July 1, 1976, and to recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 203 Newgate Drive Simpsonville  
[Street] [City]  
South Carolina 29681 (herein "Property Address");  
[State and Zip Code]

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.