

Mortgagee's Address: Home Savings & Loan Assn. of the Piedmont
PO Drawer 72, Easley, SC 29640

FILED
GREENVILLE CO. S. C.

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MORTGAGE

DONNIE S. TANNERSLEY
R.H.C.

THIS MORTGAGE is made this 27th day of January, 1977,
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-nine
Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note
dated January 27, 1977 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on January 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
No. 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 5-U 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 mortgagor by deed
of Fred J. Mappus, Jr. and Hallie M. Mappus recorded on June 13, 1973,
in Deed Book 976 at page 704 in the RMC Office for Greenville County.



which has the address of 4 Edwards Street Greenville,
[Street] [City]
South Carolina (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 improve-
ments 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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