

MAR 31 4 55 PM '77

BOOK 1393 PAGE 207

DEEDS & MORTGAGES R.M.C. MORTGAGE

THIS MORTGAGE is made this 31st day of March 1977, between the Mortgagor, Barry B. Franklin and Iris M. Franklin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Eight Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 February 1, 2007.

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 piece, parcel or lot of land situate, lying and being on the Eastern side of Montis Drive in the County of Greenville, State of South Carolina being known and designated as Lot No. 8 as shown on a plat entitled "Property of Homer Styles and Ruth B. Mauldin" prepared by Terry T. Dill, dated January 30, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 104 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Montis drive at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot No. 9 S. 89-15 E. 150 feet to an iron pin; thence N. 00-45 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 7 N. 89-15 W. 150 feet to an iron pin on the Eastern side of Montis Drive; thence with the eastern side of Montis Drive S. 00-45 E. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Zane V. Garrett dated March 31, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1053 at Page 804, on March 31, 1977.



which has the address of 204 Montis Drive Greenville South Carolina 29609 (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 seized 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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