

12-10-48

FILED
GREENVILLE CO. S. C.
JUL 5 3 45 PM '77
DONNE S. TAYLOR
R.M.C.

BOOK 1403 PAGE 151

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: A. WAYNE FRANKLIN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 TWENTY ONE THOUSAND AND NO/100

DOLLARS (\$ 21,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

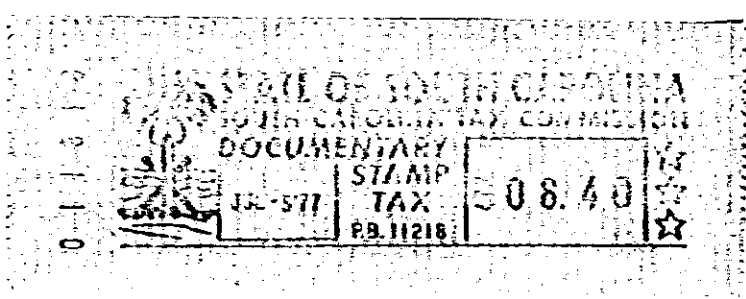
WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 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, being known and designated as Lot No. 27 on a plat of Green Forest, Sec. C dated March 1957 prepared by Woodward Engineering Company recorded in the RMC Office for Greenville County in Plat Book KK at Page 87-A and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern edge of Pinnacle Drive at the joint front corner of Lots 26 and 27 and running thence with the edge of Pinnacle Drive, N. 83-31 E., 51.8 feet to an iron pin; thence continuing with the edge of Pinnacle Drive, N. 65-54 E., 20 feet to an iron pin at the joint front corner of Lots 27 and 28; thence with the joint line of said Lots, S. 13-12 E., 269.1 feet to an iron pin on the property now or formerly of R.E. Briggs; thence with the Briggs line, N. 76-50 W., 180 feet to an iron pin at the joint rear corner of Lots 26 and 27; thence with the joint line of said lots, N. 11-43 E., 213.4 feet to an iron pin on Pinnacle Drive being the point of beginning.

This is the same property conveyed to the mortgagor by Deed of Franklin Enterprises dated June 30, 1977 recorded July 5, 1977 in Deed Book 1057 at Page 872.



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