

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Route 3
12/30/82 S.C.
29669
pnc. 1441 PAGE 936

WHEREAS, James M. Franklin and Joyce A. Franklin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Doyle H. Radford and Nettie Lou Fisher

(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

- - - Eight hundred - - - - - Dollars (\$ 800.00) due and payable
\$15.00 per month, commencing September 22, 1978; with the full amount
being due and payable within five (5) years from date

without

~~any~~ interest thereon from

at the rate of

per centum per annum, to be paid:

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 purposes:

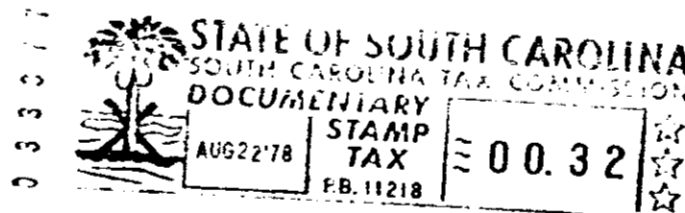
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 certain 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, Saluda Township, joining property now or formerly belonging to D. H. Radford on the East, being triangular in shape and more fully described as follows:

BEGINNING in the center of a small branch opposite a spring and poplar tree and running thence N 32-30 W, 178 feet to a stake on back line; thence with said back line, S 85-30 E, 239 feet to the center of same branch at a large Poplar; thence down branch, as the line, 195 feet, more or less, to the beginning corner, and containing 0.48 acres, more or less.

This is the same property conveyed to the Mortgagors herein by deed of Doyle H. Radford and Nettie Lou Fisher, dated August 22, 1978, to be recorded simultaneously herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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