

P. O. Drawer 408
Greenville, S. C. 29602

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MORTGAGE

THIS MORTGAGE is made this 30th day of November,
1978, between the Mortgagor, Robert C. Franks and Carol T. Franks
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand
One Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated November 30, 1978, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
December 1, 2008.

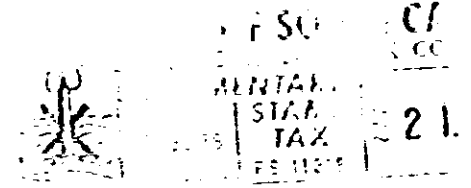
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 in
Greenville County, South Carolina, being known and designated as Lot No. 51 on a
plat of Seven Oaks Subdivision recorded in the R/C Office for Greenville County in
Plat Book 4-R, at Page 6, and having according to a more recent plat of Robert C.
and Carol T. Franks prepared by Carolina Surveying Company dated November 21, 1978,
and recorded in the R/C Office for Greenville County in Plat Book 6X, at
Page 67, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Edwards Mill
Road, said pin being the joint front corner of Lots Nos. 51 and 52, and running thence
with the southeasterly side of Edwards Mill Road N. 9-55 W. 55 feet to an iron pin;
thence continuing with said Road; N. 8-02 W. 54.9 feet to an iron pin at the inter-
section of Edwards Mill Road and East Woodburn Drive; thence N. 34-30 E. 36.8 feet to
an iron pin on the southerly side of East Woodburn Drive; thence with the southerly side
of East Woodburn Drive N. 77-03 E. 71.5 feet to an iron pin; thence continuing with
said Drive, N. 73-38 E. 79 feet to an iron pin, the joint corner of Lots Nos. 51 and
73; thence with the common line of said lots, S. 8-26 E. 131.8 feet to an iron pin,
the joint rear corner of Lots Nos. 51 and 52; thence with the common line of said lots,
S. 74-30 W. 175 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed
of Claus W. Grunow and Jo Anne L. Grunow of even date herewith.

GCTO -----3 NO30 78



which has the address of 2 East Woodburn Drive Tavlers
(Street) (City)
South Carolina 29687 (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.

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