

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 31 11 58 AM '79
WONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

1450 11880

WHEREAS, I, B. Brown Franklin

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Wilkcon Woods, His Heirs And Assigns, of Greenville, South Carolina

(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

Three Hundred Fifty Dollars (\$ 350.00) due and payable in ten (10) equal installments of Thirty Five (\$35.00) Dollars, commencing December 19, 1979 and each consecutive month thereafter with interest at Ten Percent (10%) per annum, the payments to be applied first to interest and then to principal, with the privilege of acceleration.

with interest thereon from date at the rate of 10 per centum per annum, to be paid: Monthly

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

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on Anderson Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Anderson Street, corner of Arnold property running thence S. 67 1/2 E. 88 feet to pin; thence N. 27 E. 44 feet to pin; thence N. 67 1/2 W. 85 feet to point on Anderson Street; thence along Anderson Street S. 22 W. 44 feet to beginning corner.

BEING the same property conveyed by Gwendolyn H. Martin to Estelle S. Franklin on July 10, 1968 and recorded July 11, 1968 in Deed Volume 848, Page 259, in the Office of the R. M. C. for Greenville County. The Mortgagor is the sole heir at law of Estelle S. Franklin who died intestate October 20, 1974, as noted in Apartment 1358, File 26, Office of the Probate Judge for Greenville County.

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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 such 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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