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200-1587 PAGE 348

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
G.P.O. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 16 AM '82
JOHN BANKERS MORTGAGE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD E. FRANKLIN AND SUSAN R. FRANKLIN
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Bank

(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 Thousand

and no/100ths (\$350,000.00)----- DOLLARS (\$ 350,000.00),

with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid:

For the terms of this mortgage, reference is made to the promissory note dated November 29, 1982 in the amount of \$350,000.00 from the Mortgagors to the Mortgagee herein. It is understood that this mortgage secures said promissory note.

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 those certain pieces, parcels or units situate lying and being in the County and State aforesaid, and being known and designated as Unit Nos. 44,46,48,50,52,54,56,58,60 and 62 of SEDGEFIELD VILLAS Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 25, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1134 at Pages 164 through 245, inclusively, and survey and plat recorded in the RMC Office for Greenville County in Plat Book _____ at Page _____. See Amendment by First Amendment to Declaration (Master Deed) of Sedgefield Villas Horizontal Property Regime, recorded in the RMC Office for Greenville County on November 7, 1980 in Deed Book 1136 at Page 958.

This is a portion of the property conveyed to the Mortgagors by deed of Fred J. Mappus, Jr., et al, recorded on June 13, 1973 in Deed Book 976 at Page 704 in the RMC Office for Greenville County.

LOVE, THORNTON, ARNOLD & THOMASON
128302 - Donald E. Franklin et al

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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