

FILED
CO. S. C.
FEB 1 3 53 PM '83
DONNIE TANKERSLEY

MORTGAGE

BOOK 1593 PAGE 597

THIS MORTGAGE is made this 31st day of January 1983 between the Mortgagor, Timothy K. Franke and Francine M. Franke (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

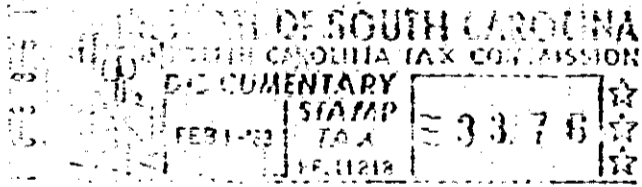
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-four thousand four hundred and no/100 (84,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013.

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 certain piece, parcel or lot of land, situate, lying and being on the southern side of Chestnut Oaks Court, in the County of Greenville, State of South Carolina, the same being shown as Lot No. 57 on a plat of Holly Tree Plantation, Phase III, Section II, recorded in the Office of the RMC for Greenville County in Plat Book 7-C at Page 27 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chestnut Oaks Court at the joint front corner of Lot 57 and Lot 56 and running thence S 7-21 W 239.15 feet to an iron pin; thence S 45-14 W 20 feet to an iron pin; thence N 36-32 W 230.74 feet to an iron pin at the joint rear corner of Lot 57 and Lot 58; thence N 60-12 E 153.50 feet to an iron pin on Chestnut Oaks Court; thence with said Court S 77-49 E 50 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Franklin Enterprises, Inc., dated and recorded of even date herewith in the Office of the RMC for Greenville County.



GCTO -----3 FE 183 011

which has the address of Lot 57, Holly Tree Plantation, Section 2, Simpsonville, South Carolina 29681 (herein "Property Address");

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.

5.0000

1593 597

4328 RV-21