

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 3 11 55 AM '83
JOHN W. SLEY

MORTGAGE OF REAL ESTATE

BOOK 1628 PAGE 742

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thaddeus W. Franklin

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Wilhelmina Franklin, Her Heirs and Assigns,**

(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

Seven Thousand Two Hundred Fifty Seven Dollars (\$ 7,257.00) due and payable in equal monthly installments of **One Hundred (\$100.00) Dollars** per month, commencing **January 1, 1984**, and each consecutive month thereafter until paid in full, without interest, if paid on time, with the privilege of acceleration.

with interest thereon from _____ at the rate of _____ 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, with the buildings and improvements thereon, lying and being on the northerly side of Motor Boat Road (formerly Club Circle), near the City of Greenville, S. C., being known and designated as Lot No. 21 on plat of property of Roy W. Boggess and Walter L. Miller, Jr., as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book UU, page 7.

BEING the same property conveyed by William A. Stokes to Thaddeus W. Franklin and Ethel M. Franklin by deed dated June 12, 1975, and recorded June 19, 1975 in Deed Volume 1020 at page 57, in the R. M. C. Office for Greenville, S. C; AND, the same property conveyed to Thaddeus W. Franklin by Ethel M. Franklin of her undivided interest by deed dated September ____, 1983; and recorded September ____, 1983, in Deed Volume ____, at page ____, Office of the R. M. C. for Greenville County.

THIS is a Junior Lien on the premises.

STATE OF SOUTH CAROLINA
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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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