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GREENVILLE
MAY 31 3 41 1983
SLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

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 CITIZENS & SOUTHERN NATIONAL BANK OF 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 - FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 - - - - - DOLLARS (\$475,000.00),

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

Reference is made to terms of promissory note from the mortgagors to the mortgagee herein of even date, it being understood that this mortgage secures said note in the amount of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 (\$475,000.00) DOLLARS.

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, on the easterly side of Edwards Street, being shown as a tract containing 1.75 acres on a plat of the property of Donald E. Franklin and Susan R. Franklin dated October 20, 1983, prepared by Freeland & Associates recorded in Plat Book 10C at page 39 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Edwards Street, which iron pin is 630.7 feet more or less from Buttercup Way, and running thence with Edwards Street N. 28-26 W. 409.76 feet to an iron pin; thence N. 61-07 E. 179.89 feet to an iron pin; thence S. 30-00 E. 402.98 feet to an iron pin; thence S. 28-16 E. 8.88 feet to an iron pin; thence S. 61-44 W. 190.90 feet to the point of beginning.

It is understood that there shall be constructed on the aforescribed property Unit Nos. 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, and 90 of Sedgefield Villas Town Homes. The release price for releases from the aforescribed property shall be as follows: \$35,000.00 per lot for each two-bedroom unit, and \$40,000.00 per lot for each three-bedroom unit.

This is a portion of the property conveyed to the mortgagors by deed of Fred J. Mappus, et al, recorded on June 13, 1973, in Deed Book 976 at page 704 in the R.M.C. Office for Greenville County.

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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Donald R. Franklin

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