

MORTGAGE OF REAL ESTATE - Office of the Clerk of Court, Greenville, S. C. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

JUL 30 2 14 PM '70  
OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald E. Franklin and  
Susan Reed Franklin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Fred J. McCoy and Estelle Cleo McCoy (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

Five Thousand and no/100-----DOLLARS (\$5,000.00 ),  
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: at the rate of \$99.01 per month beginning on August 10, 1970, and a like payment of \$99.01 on the 10th day of each month thereafter until paid in full with payments to be applied first to interest, then to principal

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, situate on the eastern side of Owens Road being shown as lot no. 6 and lot no. 7 on a plat of the property of H. K. Townes recorded in Plat Book K at page 84 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 eastern side of Owens Road at the joint front corner of Lot 7 and Lot 8 and running thence with Lot 8, S. 81-15 E. 588.5 feet to an iron pin; thence N. 5-26 E. 200 feet to an iron pin; thence S. 81-49 E. 543 feet to an iron pin on Owens Road; thence with said Road S. 18-40 W. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed recorded in Deed Book 872 at page 293 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.