

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

FILED
GREENVILLE CO. S. C.

AUG 1 3 20 PM '75

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S. TANKERSLEY MORTGAGE
R.H.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 SOUTHERN BANK AND TRUST COMPANY

(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

Eighty-Five Thousand and no/100- - - - - DOLLARS (\$ 85,000.00), Payable
on Demand with interest thereon from date at the rate of 9½ per centum per annum, said principal and interest to be repaid:

Quarterly

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, Chick Springs Township, being shown as Lot 1 through 30 inclusive, on a plat of Shady Creek subdivision, made by Piedmont Engineers and Architects, dated August 5, 1965 and recorded in Plat Book KKK at Page 83 in the RMC Office of Greenville County, reference to said plat being made for a more complete metes and bounds description.

This is the same property conveyed to the Mortgagors by Deed recorded in Deed Book 976 at Page 704 in the RMC office of Greenville County.

It is agreed that the Mortgagee herein shall release from the lien of this Mortgage any or all of the above mentioned lots upon payment of \$10,000.00 per lot, the said 30 lots, above described, having been re-sub-divided into 12 lots according to a new survey. It is on the basis of the re-subdivision that the lots are to be released.



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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