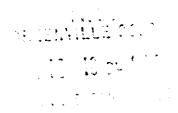
201416 au 246





State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Henry L. Franks and Doris C. Franks

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagoe) in the full and just sum of

Dollars as exidenced by Mortgagor's promissory note of even date herewith which note does not contain a provision for escalation of interest rate i paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be reguld with interest as the rate or rates therein specified in installments of

WHEREAS, and note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and impost for a period of thirty days, or if there shall be any fading to comply with and above by any By-Laws or the Charter of the Morteages, or any stipulations set out in this morteage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings, and

WHEREAS the Meetabase may hereafter become included to the Meetabase for such further sums as may be advanced to the Meetabase's become for the guyrnent of taxes insurance premiums, regions, or for any other purpose.

NOW KNOW ALL MEN. That the Mortgagos, an econsideration of said delt and to secure the payment thereof and any further sums which may be advanced in the Mortgagos to the Mortgagos's noisents, and also an consideration of the sum of Three Dollars (\$3.50) to the Mortgagos in hard well and truly guid by the Mortgagos at and indicate the scaling of these presents, the receipt whereof is levely acknowledged, has granted, hargained sold and release it, and by these presents does grant forganic sell and release unto the Mortgagos at successors and assigns, the following described real estate.

All that certain piece, parcel, or lot of land, with all ingrecients thereon, or hereafter to be constructed thereon, situate, lying and being an the State of South Carolina, Cenny of CREENVILLE

ALL that certain piece, parcel or lot of land, situate, lying and being on the western side of Howell Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 260 on a plat of Section 5, Botany Woods, recorded in the RMC Office for Greenville County; South Carolina in Plat Book YY, at Pages 6 and 7, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Howell Road at the joint front corner of Lots 259 and 260, and running thence along the common line of said Lots N. 88-15 W. 140 feet to a point; thence running along the line of Lot 258, N. 16-29 W. 71.4 feet to a point; thence running along the line of Lot 248 N. 33-0 E. 43.0 feet to a point; thence running along the common line of Lots 247 and 260 S. 88-15 E. 140 feet to a point on the western side of Howell Road; thence running along the said Howell Road S. 1-45 W. 104.7 feet to the point of BEGINNING.

3 This being the same property conveyed to the mortgagors by deed of R. C. Crawford recorded February 12, 1971 in the RMC Office for Greenville County in Deed Vol. 908 at Page 417.

3

8

Page 1