

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 3 10 22 AM 1968

BOOK 1111 PAGE 117

MORTGAGE OF REAL ESTATE

OLLIE F. WORTH  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Alvin Robinson and Peggy Robinson,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance & Loan 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

Three Thousand Eight Hundred Sixteen and no/100 - - - - - Dollars (\$ 3,816.00 ) due and payable  
in Thirty Six (36) consecutive payments of One Hundred Six and 06/100 DOLLAR (\$106.00) per  
month, beginning January 5th, 1969.,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, Lots # 7 and 7A -Robinson Rd.  
All that piece, parcel or lot of land in Gantt Twp., Greenville County, State of South Carolina, having the following Metes and Bounds:

BEGINNING at a point in Boling Road located S.56-30 W. 290 feet from intersection of Staunton Bridge Road and running thence along Boling Road S.56-30 W.,150 feet to point in road; thence N.33-30 W. 200 feet to iron pin; thence N.56-30- E. 150 feet over iron pin on right-Of- way line of new street to stake in center of street; thence along center of 50 ft. wide street S. 33-30 E. 200 feet to beginning.

ALSO another tract as follows;

BEGINNING at a large white oak N. E. Corner of Grantor's Land and running thence S. 53-00 E 478 feet to iron pin; thence S.50-00 W. 151.5 feet to iron pin on right -of-way line of new road; thence S. 40-00 E. 132 feet to iron pin; thence S.50-00 W. 191 feet to iron pin on property line; thence N.27-28 W. 335.7 feet to iron pin; thence N.10-30-W. 320.1 feet to beginning corner and the two lots Contain Three Acres, more or less.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.