

FILED
GREENVILLE CO. S. C.

MAY 14 10 04 AM '69

OLLIE FARNSWORTH
R. M. O.
MORTGAGE

BOOK 1125 PAGE 568

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack P. Franklin and Peggy T. Franklin

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand and no/100----- DOLLARS (\$ 18,000.00---), with interest thereon at the rate of ~~FOUR PER CENT PER ANNUM~~ evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is ---25----- years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 northern side of the turn-around of Wade Hampton Court, being shown as all of Lot 8 on plat of Section 2 of Wade Hampton Gardens as shown on plat recorded in Plat Book DDD at page 54, and the lot adjacent thereto on the western side, and when described as a whole has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of turn-around of Wade Hampton Court at joint front corner of Lots 8 and 9; thence running with the curve of said turn-around the chords of which are S 10-45 E 30 feet; S 51-43 E 30 feet to pin at corner of Lot 7; thence with line of Lot 7 S 18-33 W 110.8 feet to pin; thence N 42-58 W 54.4 feet to pin at rear corner of property formerly owned by Payne; thence S 45-15 W 77 feet to pin; thence N 52-03 W 87.7 feet to pin; thence N 18-21 E 203.3 feet to pin at corner of Lot 9; thence with line of Lot 9 S 65-44 E 122.8 feet to pin at point of beginning.

Said premises being the same conveyed to mortgagors by Jack Lanier Hartzog and Judith C. Hartzog by deed to be recorded herewith.

The mortgagors agree that after the expiration of 10 years from the date hereof, mortgagee may at its option apply for mortgage insurance for an additional 5 years with the mortgage insurance company insuring this loan; and mortgagors agree to pay to the mortgagee as premium for such insurance 1/2% of the principal balance then existing.

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.