

FILED
GREENVILLE CO. S. C.
JAN 11 1984
R.M.C. ASLEY

MORTGAGE

27479 ORM act
Donald E. Franklin
548.1-1-2507+.08+.00

THIS MORTGAGE is made this 11th day of January,
1984, between the Mortgagor, Donald E. Franklin,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FIFTY
THOUSAND & NO/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated January 11, 1984, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
February 1, 1987

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina.

PARCEL 1: All that lot of land situate on the southern side of Adams
Mill Road in the County of Greenville, State of South Carolina, being
shown as a tract containing 12.81 acres on a plat of the Property of
Donald E. Franklin dated July 14, 1980, prepared by Freeland & Associates,
recorded in Plat Book 7Y, at Page 79 in the RMC Office for Greenville
County, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at a nail and cap at the intersection of Adams Mill Road and Mc-
Kinney Road and running thence with McKinney Road S. 2-37 W. 356.3 feet
to a new nail and cap near the center of McKinney Road; thence still with
said road S. 5-44 W. 455.2 feet to a point; thence S. 85-00 W. 582.6
feet to an iron pin; thence N. 22-39 W. 200.1 feet to an iron pin; thence
N. 22-40 W. 415 feet to a spike in Adams Mill Road; thence with said road
the following courses and distances: N. 54-24 E. 65.4 feet; N. 58-38 E.
99.8 feet; N. 60-14 E. 100 feet; N. 61-35 E. 100 feet; N. 71-33 E. 100
feet; N. 87-18 E. 99.9 feet; N. 87-15 E. 100 feet; N. 79-17 E. 100 feet;
N. 75-59 E. 100 feet; and N. 74-47 E. 78.9 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of
William A. Yeargin and Grady A. Yeargin, dated August 30, 1980, and re-
corded in the RMC Office for Greenville County in Deed Book 1132, Page 776.

PARCEL II: All that lot of land, situate on the western side of McKinney
Road in the County of Greenville, State of South Carolina, being shown as
a tract containing 4.66 acres on a plat of the property of Donald E. Franklin
dated July 14, 1980, prepared by Freeland and Associates, recorded in Plat
Book 7Y, at Page 79 in the RMC Office for Greenville County, and having
according to said plat, the following metes and bounds, to-wit:

(SEE ATTACHED SHEET FOR REST OF DESCRIPTION)

which has the address of 109 Murray Drive, Mauldin,
(Street) (City)
South Carolina 29662 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.