STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE PROSERVE MAY CONCERN:

WHEREAS, I, BENJAMINE BROWN FRANKLIN

(hereinaster referred to as Mortgagor) is well and truly indebted unto

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(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

Five Hundred

Dollars (\$ 500.00) due and payable

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with interest thereon from Date of Executional the rate of No per centum per annum, to be paid: in full from rents at \$125.00/month on the below described property by January 1, 1978.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold of and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

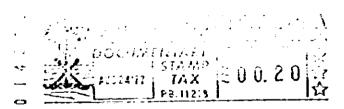
**AI.L that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

BEGINNING at an iron pin on Anderson Street, Corner of Arnold property, running thence S. 67 1/2, E. 88 feet to pin; thence N. 27E., 44 feet to pin; thence N. 67 1/2 W. 88 feet to point on Anderson Street; thence along Anderson Street. S. 22 W. 44 feet to beginning corner.

This is a portion of the land conveyed by E. Inman, Master In Equity, March 17, 1937 and sold by Elias Howard to Bertie Henry and Estelle S. Franklin on June 6, 1946, recorded in Deed Book 292, page 389.

ALSO, that same piece of property whose 1/2 interest, held by Bertie Henry, was deeded to Estelle S. Franklin on July 10, 1968, recorded in Deed Book 848, page 259.

ALSO, that same property passing through intestate succession to Mortgagor as sole heir and next of kin of Estelle S. Franklin, in the Probate Court for Greenville County in Apt. No. 1358, File No. 26.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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