

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
SEP 25 4 20 PM '80
JOHN W. STANLEY
R.M.C.

CONSENT OF MORTGAGEE AND MODIFICATION
OF MORTGAGE

1980 003

WHEREAS, by mortgage recorded March 3, 1977, Donald E. Franklin and Susan R. Franklin (hereinafter referred to as "Mortgagor") executed and delivered to First Federal Savings and Loan Association of Greenville, S. C. (hereinafter referred to as "Mortgagee"), their certain real estate mortgage in the original principal sum of \$128,000.00, which mortgage was recorded in the R.M.C. Office for Greenville County in Mortgage Book 1390, at Page 775, and

WHEREAS, Mortgagors have submitted the property under said mortgage, together with other property to a condominium regime known as Sedgefield Villas Horizontal Property Regime under Declaration (Master Deed) recorded in the R.M.C. Office for Greenville County on September 25, 1980 in Deed Volume 1134, at Pages 164 through 245, inclusive, and

WHEREAS, Mortgagor desires to mortgage Units 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20 under said Master Deed in lieu of the land and buildings under the aforesaid mortgage.

NOW, THEREFORE, for and in consideration of the mutual covenants herein, the parties hereto agree as follows:

1. Mortgagee hereby consents and joins in the submission of the real property and improvements under its mortgage to Sedgefield Villas Horizontal Property Regime in accordance with the terms, provisions and conditions of the said Declaration (Master Deed).

2. In lieu of the property as described in the aforesaid mortgage, Mortgagor has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Mortgagee, its successors and assigns:

"All those certain pieces, parcels or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20, of Sedgefield Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated 9/25, 1980, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1134, at Pages 164 through 245, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7X, at Page 42."

3. Mortgagee does hereby release, relinquish and forever discharge from the lien of its mortgage all other property under its mortgage except the said Units 2, 4, 6, 8, 10, 12, 14, 16, 18 and 20, Sedgefield Villas Horizontal Property Regime.

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