

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

APR 11 '82 MORTGAGE OF REAL ESTATE  
WASLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JESS W. FRANKLIN AND JULIA B. FRANKLIN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK

(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 Sixteen-Thousand Three-hundred Seventy-three and 12/100ths Dollars-----  
-----Dollars (\$ 16,373.12 ) due and payable

with interest thereon from date of note at the rate of eighteen (18) per centum per annum, to be paid: 84 monthly installments of \$345.67 beginning September 1, 1982 with final payment August 1, 1989.

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

ALL of that lot of land in the County of Greenville, State of South Carolina being shown as part of lot 1-A and part of lot 1-B, Section H of Woodville Heights in Plat Book "L", Pages 14 and 15, and having according to a more recent plat entitled Ruby B. Pilgrim, recorded in Plat Book 5-Q, Page 115, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Alice Street approximately 267 feet southeast of the intersection of Clemson Avenue, and running thence along the southwestern side of Alice Street S 36-55 E 105.1 feet to an iron pin at the corner of Broome; thence S 46-31 W 119.18 feet to an iron pin; thence N 51-29 W 76.46 feet to an iron pin; thence N 35-05 E 144.74 feet to the point of BEGINNING

This being the same as that conveyed to Jess W. Franklin and Julia B. Franklin by deed of Paul R. Jones and Joan D. Jones dated February 27, 1980 and recorded February 28, 1980 in Deed Book 1122 at page 419 in the RMC Office for Greenville County, S. C.

1070  
1071  
1072  
1073  
1074  
1075  
1076  
1077  
1078  
1079  
1080  
1081  
1082  
1083  
1084  
1085  
1086  
1087  
1088  
1089  
1090  
1091  
1092  
1093  
1094  
1095  
1096  
1097  
1098  
1099  
1100

RECORDED  
GREENVILLE COUNTY, S. C.  
APR 11 1982

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

4328 RV-2