

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JAN 13 2 57 PM '75  
DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1057 PAGE 885

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD E. FRANKLIN and SUSAN R. FRANKLIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER CO., INC.

(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

Fifty Thousand Nine Hundred Two and 1/100----- Dollars (\$ 50,902.01 ) due and payable  
as per the terms of said note,

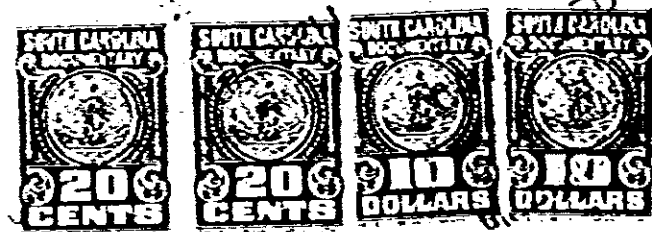
with interest thereon from date at the rate of eight per centum per annum, to be paid: as per the terms of said note.

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, on the northwestern side of Buttercup Way and on the northeastern side of Edwards Street, being shown as Lot #2 on a plat of the property of Donald E. Franklin and Susan R. Franklin, dated July, 1975, prepared by C. O. Riddle, Registered Land Surveyor, recorded in Plat Book 5N at Page 39 in the RMC Office for Greenville County, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Buttercup Way at the joint corner of Lot #1 and #2 and running thence with Buttercup Way S. 42-06 W. 12.5 feet to an iron pin; thence still with Buttercup Way S. 50-11 W. 146 feet to an iron pin at the northern corner of the intersection of Buttercup Way and Edwards Street; thence with Edwards Street N. 28-30 W. 214.6 feet to an iron pin; thence N. 61-30 E. 155.0 feet to an iron pin; thence S. 28-30 E. 181.9 feet to the point of beginning.



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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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