

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1013 PAGE 343

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Cecil J. Edwards and Janie Edwards

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company, a Corp.,

(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

One Thousand and Eighty Dollars and No/100 Dollars (\$1,080.00) due and payable
in Twenty four monthly payments
at the rate of Fourty Five Dollars (\$45.00) each and every month beginning on the Fifth day
of December, 1965 and continuing thereafter until paid in full.

with interest thereon from date at the rate of pre-paid per centum per annum, ~~XXXXXX~~:

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, being known as Lot No. 10 of MONTVUE according to survey and plat made for W.W. Edwards by Terry T. Dill, Surveyor, dated May, 1963, and having the following courses and distances:

BEGINNING on the bank of Lake Entrance Road and running thence N. 84-38 W. 60 feet to a pin thence N. 66-45 W. 60 feet to a pin at the front corner of Lot No. 2-A; thence N. 5-15 E. 91.5 feet to an iron pin; corner of Lots Nos. 2 and 3; thence N. 77-05 E. 90 feet to a pin, corner of Lot No. 9; thence S. 7-49 E. 142.3 feet to the point of beginning.

This is the same property conveyed to James Lankford and Louise E. Lankford by W.W. Edwards by deed recorded in Deed Book 727, page 177, R.M.C. Office for Greenville County.

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

Paid and satisfied in full this 10 day of June 1968.

*Franklin Finance and Loan Company
a Corp.*

*By Larry E. Williams
assistant Manager*

*Witness Dianne Robinson
Manuel B. Edwards*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Oct. 19 68

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:40 O'CLOCK A. M. NO. 8226