

GREENVILLE
JAN 27 3 17 PM '83
DONNIE S. WISLEY

GREENVILLE
OCT 11 4 39 PM '83
DONNIE S. WISLEY
MORTGAGE

1612 75597

BOOK 1630 PAGE 322

THIS MORTGAGE is made this 21st day of June, 1983 between the Mortgagor, ROYCE E. FRANKLIN AND ROBERTA B. FRANKLIN (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTY-EIGHT THOUSAND SIX HUNDRED AND NO/100ths (\$48,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the Northwest side of Princeton Avenue and being known and designated as Lot Number 44 of College Heights as shown on plat thereof recorded in Plat Book P at Page 74 and 75 of the RMC Office for Greenville County. Reference herein being craved for a metes and bounds description.

THIS property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect the said property.

THIS is the same property conveyed to the Mortgagor herein by deed of Thomas D. Kisling, dated June 16, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1190 at page 960.

STATE OF SOUTH CAROLINA
RECORDS SECTION
DOCUMENTARY
STAMP TAX
19.44

400 3 11A01
400 3 44741A01

which has the address of 15 Princeton Avenue, Greenville, SC 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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