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Nov 30 2 45 PM '78

P. O. Drawer 408
Greenville, S. C. 29602

CONNIE S. TANKERSLEY
R.M.C.

BOOK 1451 PAGE 052

BOOK 71 PAGE 1793

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 19 78, between the Mortgagor, Robert C. Franks and Carol T. Franks (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand One Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008.

AND WHEREAS, the property described in the deed of Claus W. Grunow and Jo Anne L. Grunow of even date herewith, to-wit: Edwards Mill Road N. 8-02 W. 54.9 feet to an iron pin; thence continuing with said Road; N. 34-30 E. 36.8 feet to an iron pin at the intersection of Edwards Mill Road and East Woodburn Drive; thence N. 77-03 E. 71.5 feet to an iron pin; thence continuing with said Drive, N. 73-38 E. 79 feet to an iron pin, the joint corner of Lots Nos. 51 and 73; thence with the common line of said lots, S. 8-26 E. 131.8 feet to an iron pin, the joint rear corner of Lots Nos. 51 and 52; thence with the common line of said lots, S. 74-30 W. 175 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Claus W. Grunow and Jo Anne L. Grunow of even date herewith. 9-1-78

PAID/SATISFIED AND CANCELLED

First Federal Savings and Loan Association
of Greenville, S. C.

Georgia J. Smith
First Vice President

1978

Rebecca Williams
Business Relations

Connie S. Tankersley
Secretary

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which has the address of 2 East Woodburn Drive
South Carolina 29637 (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 seized 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.

SOUTH CAROLINA -- 1st Family -- 6-15 -- ENCL/THIRDC ENFORCE INSTRUMENT (with amendment adding Page 26)

(CONTINUED ON NEXT PAGE)

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