

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Franklin Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Edward H. Hembree

(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

Six Thousand Two Hundred Forty and No/100ths -- DOLLARS (\$ 6,240.00),
with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

Payable at the time the shouse and lot described herein is sold.
Interest to accrue at the rate of Nine (9%) percent per annum on the unpaid balance beginning September 1, 1975. The maximum maturity date for this loan being September 1, 1976.

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, situate on the northern side of Bethel Road, being shown as Lot No. 2 on a plat of Bethel Heights dated July 9, 1974, prepared by Enwright Associates recorded in Plat Book 4R at Page 72 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 northern side of Bethel Road at the joint front corner of Lot 1 and Lot 2 and running thence with Lot 1, N 29-38 W 160.86 feet to an iron pin at the joint rear corner of Lot 1 and Lot 2; thence N 62-12 E 124 feet to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence with Lot 3, S 28-13 E 160.58 feet to an iron pin on Bethel Road; thence with said Road, S 62-06 W 120 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Edward H. Hembree by deed to be recorded herewith.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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