

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 Four Hundred Ninety and no/100's** DOLLARS (\$ **6,490.00** ),  
with interest thereon from date at the rate of **nine** per centum per annum, said principal and interest to be repaid: **Payable at the time the house and lot described herein are 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 southern side of Bethel Road in the County of Greenville, State of South Carolina, being shown as Lot no 18. on a plat of Bethel Hgts. Subdivision, 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 southern side of Bethel Road at the joint front corner of Lots 17 and 18 and running thence with Lot 17 S 18-41-58 E 215.78 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence N 12-18-05 E 119.95 feet to an iron pin at the joint rear corner Lots 18 and 19; thence with Lot 19 N 18-39-31 W 220.06 feet to an iron pin on the southern side of Bethel Rd.; thence with said road S 17-13 W 120.10 feet to the point of beginning.**

This is the same property conveyed to the mortgagor by deed of Edward H. Hembree ~~Builders, Inc.~~ to be recorded herewith.

It is understood that the lien of this mortgage is junior to that of a first mortgage to First Federal Savings and Loan Association 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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