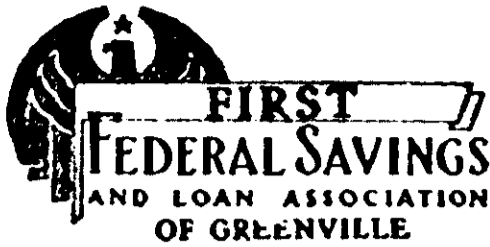


FILED
GREENVILLE CO. S. C.
MAY 22 1968
CLERK OF SUPERIOR COURT



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRANKLIN ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS)

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Forty-Four Thousand Eight Hundred and no/100 (\$44,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate; paragraph 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions; said note to be repaid with interest at the rate or rates therein specified in installments of

Three Hundred Fifty-two and 45/100 \$352.45 Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 30 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

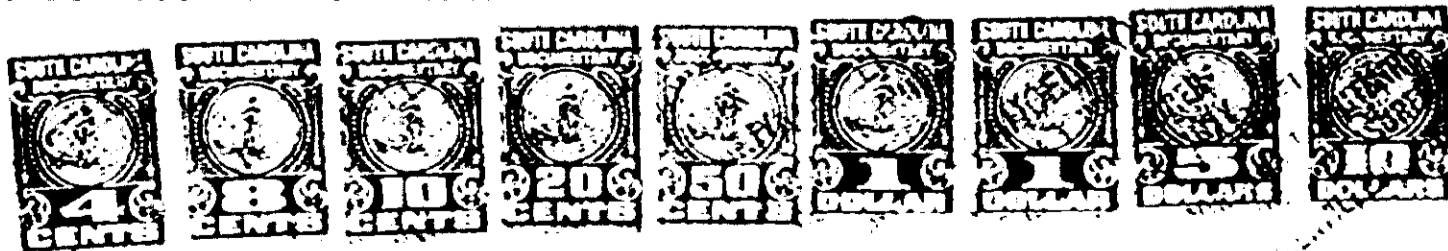
WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, and for any other purpose;

NOW KNOW ALL MEN That the Mortgagee in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor at and let on the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its executors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Lancelot Court, being shown as Lot 38 on a Plat of Camelot, Inc. subdivision sheet 1, dated November 5, 1968 prepared by Piedmont Engineers and Architects, recorded in Plat Book WW at Page 46 in the RMC office of 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 Lancelot Court on the joint front corner of Lot 37 and Lot 38 and running thence with Lot 37, S. 0-13 W. 140 feet to an iron pin at the joint rear corner of Lot 37 and Lot 38; thence with the branch as the line, N. 76-59 W. 98 feet to an iron pin; thence still with the branch as the line, N. 56-40 W. 82 feet to an iron pin; thence still with said branch N. 62-05 W. 89.5 feet to an iron pin at the joint rear corner of Lot 38 and Lot 39; thence with Lot 39 N. 64-30 E. 185.1 feet to an iron pin on the western side of Lancelot Court; thence with said Court S. 30-25 E. 50.3 feet to an iron pin; thence still with said Court S. 84-38 E. 50 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor by Deed of Camelot, Inc., to be recorded herewith.



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