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GREENVILLE CO. S. C.  
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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 **Twenty-Eight Thousand and No/100**----- (\$ 28,000.00 )

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not have 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 thereon specified in installments of **Two Hundred**

**Thirty and 21/100**----- \$ 230.21 ) 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 **25** 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, or 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 before 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 successors 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, near Mauldin, S. C. on the northwestern side of Balcome Boulevard, and being known and designated as Lots Nos. 20 and 21 on plat of Lakewood, prepared by Webb Surveying & Mapping Co. dated November, 1964 and having according to said plat the following metes and bounds to wit:**

**BEGINNING** at an iron pin on the northwestern side of Balcome Boulevard at the joint front corner of Lots Nos. 21 and 22 which point is 393.3 feet in a northeasterly direction from the point where the grantors' boundary line intersects with the northwestern side of Balcome Boulevard and running thence along the northwestern side of Balcome Boulevard N. 54-54 E. 200 feet to an iron pin; thence along the joint line of Lots Nos. 19 and 20 N. 39-25 W. 375.8 feet to an iron pin; thence S. 31-46 W. 186.7 feet to an iron pin; thence along the joint line of Lots Nos. 21 and 22 S. 35-06 E. 301.7 feet to an iron pin, the point of beginning.



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