

FILED
GREENVILLE CO. S. C.
JUN 3 1978
CLERK OF SUPERIOR COURT
GREENVILLE

BOOK 1350 PAGE 438

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-Eight Thousand and no/100- - - - - DOLLARS (\$38,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern side of Ike's Road in the County of Greenville, State of South Carolina, being shown as a Tract containing 1.74 acres on a plat of the property of Franklin Enterprises, Inc., dated August 1975, prepared by C. O. Riddle, Engineer, recorded in Plat Book 5M at Page 150 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 Ike's Road at the corner of Lot #9 of Hillbrook Subdivision and running thence with Lots 6, 7, and 9, N. 7-26 E. 357.8 feet to an iron pin in the line of Lot 26 to Green Forest Subdivision; thence S. 75-46 E. 162.45 feet to an iron pin; thence N. 60-18 E. 40.4 feet to an iron pin; thence N. 84-34 E. 48.2 feet to an iron pin; thence S. 14-W 369. feet to an iron pin on Ike's road; thence with said road S. 84-35 E. 198.4 feet to the point of BEGINNING.

This is a portion of the property conveyed to the Mortgagor by Deed recorded in Deed Book 1023 at Page 203 in the RMC Office for Greenville County, S. C.



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