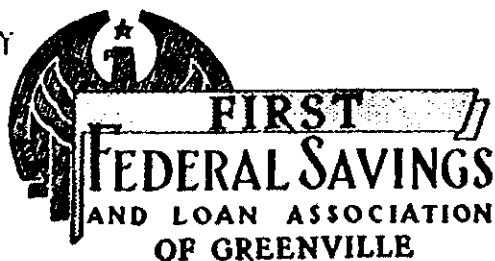


FILED
GREENVILLE CO. S. C.

MAR 26 2 41 PM '75

DONNIE S. TANKERSLEY
R.M.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

ninety thousand and no/dollars ----- (\$ 90,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

interest to be paid monthly (\$) 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 three 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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee 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 Mortgagor, 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 Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, 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 the

cul-de-sac of Camelot Drive in Austin Township, being shown and designated as Condominium Site #4 (D) of Holly Tree Plantation containing 7.21 acres, more or less, shown as "Reserved for Multi-Family Area" on a plat of Holly Tree Plantation made by Enwright Associates, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-X, page 37 and in Plat Book 4-Z, page 39, as amended by an amended plat recorded in the R. M. C. Office for said County and State in Plat Book 4-Z, page 57, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Camelot Drive at the corner of property now or formerly belonging to Holly Tree Plantation Golf Course, which iron pin is 1621 feet from the intersection of Bethel Road right-of-way and Camelot Drive right-of-way, and running thence with Camelot Drive S.58-12E, 113.57, feet to an iron pin; thence, still with Camelot Drive S.28-12E 50 feet to an iron pin; thence still with Camelot Drive N.76-48E, 70.71 feet to an iron pin; thence still with Camelot N5-00E, 45.09 feet to an iron pin; thence N68-12E, 110.79 feet to an iron pin in or near a creek; thence with the traverse line of the creek, the center line of the creek being the line, S.13332E, 754.59 feet to an iron pin; thence S.44-47W, 344.68 feet to an iron pin; thence N.37-28W, 349.06 feet to an iron pin; thence N.24-46W, 179.69 feet to an iron pin; thence N.6-41E, 264.39 feet to an iron pin; thence N.2-06E, 259.47 feet to the point of beginning.

LESS, HOWEVER, all of the above property being a part of Camelot Drive as shown on plat recorded in Plat Book 5-P, page 12, in the R. M. C. Office for Greenville County.

The above described property is also known as Lots 1 through Page 1 18 inclusive on the eastern and western sides of an extension (see back, P.4)

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