

FILED
GREENVILLE CO. S. C.
APR 22 2 29 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1395 PAGE 323

Mortgagee's Address:
Carolina Federal Savings &
Loan Assn., PO Box 10148
Greenville, SC 29603

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 FORTY-EIGHT THOUSAND, FOUR HUNDRED AND NO/100 DOLLARS (\$ 48,400.00), 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

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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.

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All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the eastern side of S. C. Highway No. 14 in the County of Greenville, State of South Carolina, being shown as Lot No. 12 on a plat of Holly Hill Subdivision, Section I, dated February 17, 1977, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P 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 eastern side of S. C. Highway No. 14 at the joint front corner of Lot 12 and Lot 13 and running thence with Lot 13 N 72-12 E 142.55 feet to an iron pin at the joint rear corner of Lot 12 and Lot 13; thence S 23-42 E 125 feet to an iron pin; thence S 66-18 W 125 feet to an iron pin; thence N 68-42 W 35.35 feet to an iron pin on the eastern side of S. C. Highway No. 14; thence with said highway N 19-35 W 115 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Holly Tree Plantation, a limited partnership, recorded on April 5, 1977, in Deed Book 1054 at page 87, in the RMC Office for Greenville County.

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