

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address: P. O. Box 2568
Greenville, SC 29602

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE 21 } 4 59 PM '77 MORTGAGE

DUNNIE S. TANKERSLEY

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 FIRST NATIONAL BANK OF SOUTH CAROLINA, (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 ONE HUNDRED THIRTY-FOUR

THOUSAND AND NO/100-----DOLLARS (\$ 134,000.00), with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid:

in full 120 days from date, with interest to be paid monthly computed at the rate of 9 per cent per annum on the unpaid balance, the first interest payment being due October 1, 1977, and a like interest payment to be paid on the first day of each month thereafter until maturity.

SEP 21 1977 TAX 53.60 PR 11218

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 purposes:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Plantation Drive, being shown and designated as an unnumbered residential tract on a plat of the property of Holly Tree Country Club dated December 1975, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 5-R at page 28 and page 29 in the RMC Office for Greenville County, and also being shown as a tract containing 11.31 acres more or less, on a plat of the property of Holly Tree Plantation, Phase II, Section III, dated August 17, 1977, prepared by Piedmont Engineers-Architects-Planners, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Plantation Drive, which iron pin is 1180 feet more or less north of the intersection of Holly Tree Lane and Plantation Drive, said iron pin also being at the corner of Golf Course Hole No. 9, and running thence with the eastern side of Plantation Drive N 44-13 E 65.09 feet to an iron pin; thence N 49-00 E 140 feet more or less to an iron pin; thence N 44-00 E 160 feet to an iron pin; thence N 41-00 E 205 feet more or less to an iron pin; thence N 38-38 E 25 feet to an iron pin; thence N 31-41 E 150 feet to an iron pin; thence N 22-54 E 70 feet to an iron pin at the corner of Golf Course Hole No. 8; thence leaving Plantation Drive and running with Golf Course Hole No. 8 S 68-05 E 120 feet to an iron pin; thence S 7-05 W 416.5 feet; thence S 12-53 E 276 feet to an iron pin; thence S 12-45 E 310 feet to an iron pin at the corner of Golf Course Hole No. 9; thence with Golf Course Hole No. 9 S 83-08 W 480 feet to an iron pin at the corner of a ditch;

(CONTINUED ON BACK)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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