

GREENVILLE S.C. 29602
MAY 8 12 00 PM '78
COUNTY OF GREENVILLE

Mortgagee's Address:
PO Drawer 408
Gvl, SC 29602



BOOK 1440 PAGE 724

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

SEVENTY-ONE THOUSAND TWO HUNDRED AND NO/100----- (\$ 71,200.00)

Dollars as evidenced by Mortgagor's promissory note of even date herewith which note does not
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 FIVE HUNDRED

SEVENTY-TWO AND 90/100----- (\$ 572.90) 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 30 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 collat-
erals 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 southeastern side of
Holly Park Lane being shown as Lot 115 on a plat of the property of
HOLLY TREE PLANTATION, PHASE II, SECTION III-B dated April 20, 1978
prepared by Piedmont Surveyors, recorded in Plat Book 6-H at page 41
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 southeastern side of Holly Park
Lane at the joint front corner of Lot 114 and running thence with
Lot 114 S 52-30 E 178.30 feet to an iron pin at the joint rear corner
of Lot 114 and Lot 115; thence S 40-22 W 120 feet to an iron pin at
the joint rear corner of Lot 115 and Lot 116; thence with Lot 116
N 52-33 W 172.2 feet to an iron pin on Holly Park Lane; thence with
said lane N 37-27 E 120 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by deed
of Holly Tree Plantation, a Limited Partnership, recorded on May 5,
1978 in Deed Book 1078 at page 634 in the RMC Office for Greenville
County.

[Redacted signature line]

[Redacted signature line]

9726

4328 RV-2