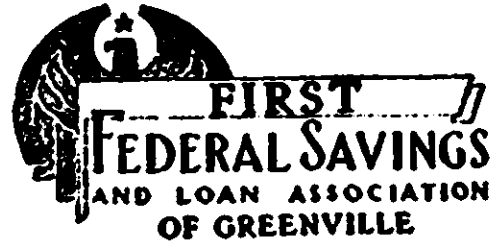


FILED  
GREENVILLE CO. S. C.  
MAY 30 11 36 AM '78  
DONNIE S. TANKERSLEY  
R.M.C.

Mortgagee's Address:  
P. O. Drawer 408  
Greenville, SC 29602



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

FRANKLIN ENTERPRISES, INC.

(hereinafter referred to as Mortgagee) (SEND:5) GREETINGS:

WHEREAS, the Mortgagee 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 true sum of

**SEVENTY-EIGHT THOUSAND EIGHT HUNDRED AND NO/100----- (\$78,800.00 )**

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not contain 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 at the rate or rates therein specified in installments of **(18 month loan)**

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 of not more than to be due and payable **18 mosxxx** 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 bylaws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount of the note 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 collateral given to secure same, for the purpose of collecting said principal and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, that the Mortgagee, in consideration of the sum of Eighty Eight Thousand Dollars (\$88,000) which may be advanced by the Mortgagee to the Mortgagee, and in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee, and with intent to give to the Mortgagee, as collateral, the signing of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, aliened, released, conveyed, transferred, conveyed, conveyed, well and release unto the Mortgagee, its successors and assigns, the following described premises:

All that certain parcel or lot of land with all improvements thereon, hereinafter to be described, situate, being and being in the State of South Carolina, County of **Greenville** situate on the northeastern side of Plantation Drive being shown as Lot No. 11 on a plat of Holly Tree Plantation, Phase III, Section 1, dated September 1, 1978, prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 6-H at page 74 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 northeastern side of Plantation Drive at the joint front corner of Lot 10 and Lot 11 and running thence with Lot 10 N 38-40 E 177 8 feet to an iron pin at the joint rear corner of Lot 10 and Lot 11; thence S 52-20 E 101.4 feet to an iron pin at the joint rear corner of Lot 11 and Lot 12; thence S 29-27 W 178.2 feet to an iron pin on Plantation Drive; thence with said drive N 53-33 W 83 feet to an iron pin; thence still with said drive N 51-54 W 47 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 September 7, 1978 in Deed Book 1086 at page 935 in the RMC Office for Greenville County.

RECORDED  
MAY 31 1978  
31 52

4328 RV-2

0318