

Mortgagee's mailing address is: P.O. Box 2568
Greenville, S.C. 29602

BOOK 1538 PAGE 473

STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S.C. MORTGAGE
COUNTY OF GREENVILLE APR 16 14 PH '81 OF
REAL PROPERTY
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE, executed the 16th day of April, 1981, by Franklin Enterprises, Inc. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, S.C. 29602

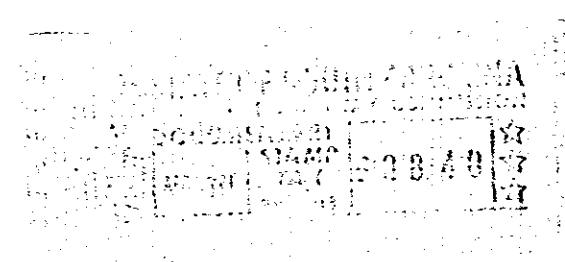
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated April 16, 1981, to Mortgagee for the principal amount of Ninety Six Thousand & No/100ths Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that lot of land situate on the southern side of Briarwood Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 118 on a plat of Holly Tree Plantation Subdivision, Phase III, Section II, dated April 3, 1979 prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 7C at Page 27 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 southern side of Briarwood Drive at the joint front corner of Lot 118 and Lot 119 and running thence with Lot 119 S 4-22 E 225 feet to an iron pin at the joint rear corner of Lot 124 and Lot 125; thence with Lot 125, Lot 126 and Lot 127 S 87-38 W 110 feet to an iron pin at the joint rear corner of Lot 128 and Lot 118; thence with Lot 128 and Lot 129 N 1-48 W 228.1 feet to an iron pin on Briarwood Drive; thence with said drive S 88-32 E 65 feet to an iron pin; thence still with said drive, N 85-52 E 35 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of Donald E. Franklin, dated and recorded of even date herewith.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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