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BOOK 1536 PAGE 46

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE (Construction)

THIS MORTGAGE is made this 23rd day of October,
19 81, between the Mortgagor, Franklin Enterprises, Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-three thousand seven hundred
fifty and no/100 (93,750.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated October 23, 1981, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on April 1, 1983.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage and the performance of the covenants and agreements of Borrower herein contained, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated October 23, 1981, (herein "Loan Agreement") as provided in paragraph 20
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to
paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant, and convey to Lender and
Lender's successors and assigns the following described property located in the County of Greenville,
State of South Carolina:

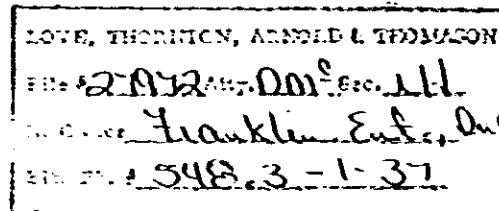
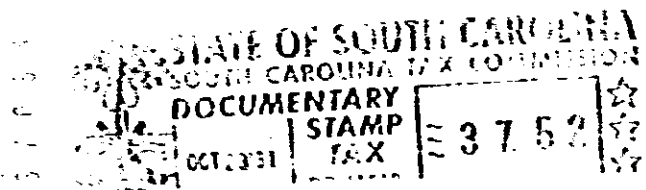
ALL that certain piece, parcel or lot of land, situate on the southern
side of Plantation Drive, in the County of Greenville, State of South
Carolina, being shown as Lot No. 78 on a plat of Holly Tree Plantation,
Phase III, Section 1, Sheet 1, dated September 1, 1978, prepared by
Piedmont Engineers, Architects and Planners, recorded in Plat Book
6-H at Page 74 in the Office of the RMC 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 Plantation Drive at the
joint front corner of Lots 77 and 78 and running thence with Lot 78
S 0-48 W 200.87 feet to an iron pin at the joint rear corner of Lots
77 and 78; thence S 77-36 W 117.55 feet to an iron pin; thence N 1-54 E
230.04 feet to an iron pin on Plantation Drive; thence with said drive
S 88-05 E 110 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Holly
Tree Plantation, A Limited Partnership, recorded September 7, 1978 in
Deed Book 1086 at Page 935 in the Office of the RMC for Greenville County.

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Derivation:



which has the address of Lot 78 Plantation Drive, Holly Tree S/D, Simpsonville,
[Street] [City]
South Carolina (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties,
mineral, oil and gas rights and profits, water, water rights, and water stock, all fixtures now or hereafter attached to
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same
were paid for, or were intended to be paid for, from the proceeds of this loan, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage,
grant, and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend
generally the title to the Property against all claims and demand, subject to any declarations, easements, or restrictions
listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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