

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
CO. S. C.
JAN 17 9 54 AM '83
DONNIE S. YANKERSLEY
R.M.C.

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the ...14th... day of ...January..... 19 ...83..... by
...Franklin Enterprises, Inc. (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
...P.O. Box 2568, Greenville, S.C. 29602.....

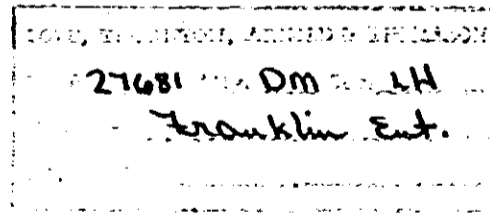
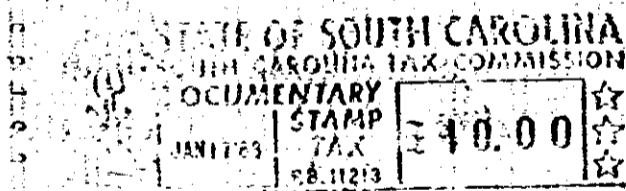
WITNESSETH:

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 .January. 14. .1983. . to Mortgagee for the principal
amount of .One Hundred 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 certain piece, parcel or lot of land situate, lying and being
in the County of Greenville, State of South Carolina, situate on the
western side of Chestnut Oaks Circle, being shown as Lot No. 64 on
a plat of Holly Tree Plantation, Phase III, Section II, recorded in the
Office of the RMC for Greenville County in Plat Book 7C at Page 27 and
having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Chestnut Oaks Circle
at the joint front corner of Lots 64 and 63 and running thence S 86-
31 W 190.65 feet to an iron pin; thence N 13-08 W 115.0 feet to an
iron pin at the joint rear corner of Lot 65 and Lot 64; thence
N 88-26 E 241.33 feet to an iron pin on the western side of Chestnut
Oaks Circle; thence with said Circle S 13-08 W 110.0 feet to the
point of beginning.

This is the same property conveyed to the Mortgagor by deed of Donald
E. Franklin dated January 28, 1981 and recorded January 30, 1981 in
the Office of the RMC for Greenville County in Deed Book 1141 at Page
780.



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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