FILED GREENVILLE CO. S. C. SEP 25 4 07 FH '74 OONNIE S.TANKERSLEY R.H.C.

AND LOAN ASSOCIATION OF GREENVILLE Miles Lenda Z

17, 11d no

State of South Carolina

GREENVILLE COUNTY OF....

To All Whom These Presents May Concern:

Franklin Enterprises, Inc.(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

MORTGAGE OF REAL ESTATE

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (bereinafter referred to as Mortgagee) in the full and just sum of

Twenty-seven thousand two hundred and no/100ths----- (\$27,200.00)

Dollars, as evidenced by Mortgagor'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

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 collaterals 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;