

FILED GREENVILLE CO. S. C.

Dec 23 4 00 PM '81

CLERK OF COURTS

MORTGAGE

THIS MORTGAGE is made this 27th day of December 1978, between the Mortgagor, FRANKLIN ENTERPRISES, INC. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-NINE THOUSAND TWO HUNDRED AND NO/100 (\$69,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 27, 1978, (herein "Note"), providing for monthly installments of principal and interest on the sum of \$69,200.00, to wit: N 67-32 E 183.75 feet to an iron pin at the joint rear corner of Lot 7 and Lot 8; thence S 41-25 E 40 feet to an iron pin at the joint rear corner of Lot 8 and Lot 9; thence with Lot 9 S 39-17 W 208.25 feet to an iron pin on Plantation Drive; thence with said drive N 65-55 W 32 feet to an iron pin; thence still with said drive N 77-07 W 53 feet to an iron pin; thence N 25-49 W 40.49 feet to an iron pin on Gleneagles Court; thence with said court the following courses and distances: N 58-15 E 25 feet, N 30-16 E 25 feet; and N 0-46 E 25 feet to the point of beginning.

N 981 996

This is a portion of the property conveyed to the mortgagor by deed of Holly Green Plantation, a Limited Partnership, recorded on September 7, 1978, in Deed Book 1096 at page 935 in the RMC Office for Greenville County, South Carolina.

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of Greenville, S. C. JUN 9 1981. Includes signatures of D. J. Jackson and Kimberly A. Jenkins, and a notary seal for D. J. Jackson, Notary Public, Greenville, S.C. The seal includes the text 'NOTARY PUBLIC', 'STATE OF SOUTH CAROLINA', and 'D. J. JACKSON'. There is also a stamp for 'STATE TAX' with the number '27'.

which has the address of Lot 8 Plantation Drive, Simpsonville, SC 29681 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements 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, and all fixtures now or hereafter attached to the property, 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 (or the leasehold estate if this Mortgage is on a leasehold) 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 demands, 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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