

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

EXR 78 1653
1538 1473

STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE } CO. S.C.
14 PH '81 }
DONNIE S. TANKERSLEY
S.M.C.

MORTGAGE
OF
REAL PROPERTY

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.

13592
DONNIE S. TANKERSLEY
S.M.C.
JUL 6 3 40 PM '82

KEYN M. SHORT, Asst. Vice President
FIRST NATIONAL BANK OF SOUTH CAROLINA
Fully paid and satisfied this 2nd day of December, 1982.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or
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
any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors
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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