

27191 DRH JPT
Franklin Enterprises, Inc.
54210-1-22

43276

FILED
GREENVILLE CO. S. C.
OCT 9 1980
MORTGAGE
(Renegotiable Rate Mortgage)
DONNIE S. BANKERSLEY
R.M.C.

This instrument was prepared by:
**LOVE, THORNTON, ARNOLD
& THOMASON (DRM)**

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BOOK 86 PAGE 180

THIS MORTGAGE is made this 9th day of October, 1980, between the Mortgagor, **FRANKLIN ENTERPRISES, INC.** (herein "Borrower"), and the Mortgagee, **FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Four Thousand (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note date October 9, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all amendments, modifications and/or modifications of the original Note), providing for monthly installments of \$10-14 per month; and for the purpose of securing the performance of the obligations of the Note, Borrower has conveyed to Lender the following described property: Lot 131; thence N 87-34 E 176.33 feet to an iron pin at the joint rear corner of Lot 131 and Lot 132; thence with Lot 132 S 26-15 W 265.4 feet to an iron pin on Holly Park Drive; thence with said Drive the following courses and distances: N 66-40 W 31 feet, N 77-08 W 53 feet and N 88-24 W 16 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagor by deed of Holly Tree Plantation, a Limited Partnership, recorded on May 5, 1978 in Deed Book 1078 at page 634 in the RMC Office for Greenville County.

AND SIGNED IN FULL
THIS 9th DAY OF June 1984
AMERICAN FEDERAL BANK, N.A.
FORMERLY AMERICAN FEDERAL
SAVINGS & LOAN ASSOCIATION
[Signature]
WITNESSES
[Signature]

1724

JUL 16 1984

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
33.50

GREENVILLE CO. S. C.
JUL 16 3 13 PM 1984
DONNIE S. BANKERSLEY, R.M.C.
MAYNERS BRYANT, ATTORNEY
WARRIOR & WINSTON, ATTORNEYS
R.C.L.T.

Formerly Fidelity Federal
Savings and Loan Association

which has the address of Lot No. 131, Holly Tree Plantation Greenville County,
Simpsonville (City)
South Carolina 29681 (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 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.

JULY 1980

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JUL 16 1984 470

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