

FILED
GREENVILLE CO. S. C.

JUL 28 2 33 PM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANKLIN ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FORTY FIVE THOUSAND AND NO/100

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of seven & three/fourths per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

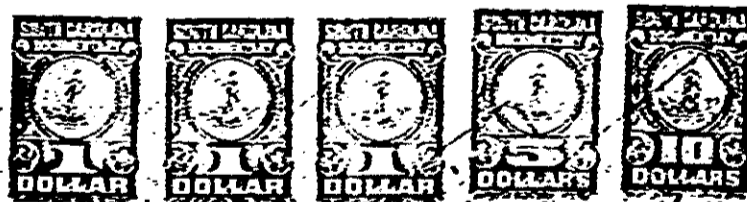
OCTOBER 1, 1998

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 containing 1.44 acres, more or less, as shown on plat of "Property of Franklin Enterprises, Inc." prepared by C. O. Riddle, Surveyor, dated April 21, 1973, recorded in the RMC Office for Greenville County in Plat Book 4Y at page 139 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern edge of Meadowood Lane at the joint front corner of Lots No. 1 and 2 and running thence with the joint line of Lots No. 1 and 2, N. 84-57 E., 473.5 feet to an iron pin on the line of property now or formerly of F. Harold Gillespie; thence with the Gillespie property line, S. 14-02 W., 148.17 feet to an iron pin at the joint rear corner of Lot No. 2 and other property of Franklin Enterprises, Inc.; thence with the other property of Franklin Enterprises, Inc., S. 84-57 W., 425.1 feet to an iron pin on the eastern edge of Meadowood Lane; thence with the edge of Meadowood Lane, N. 5-03 E., 140 feet to the point of beginning.

This is a portion of that property conveyed to the mortgagor by deed of Cottran and Darby Builders, Inc. and M. G. Proffitt, Inc. of even date.



4328 (V.3)