

GREENVILLE S.C.
SEP 18 11 00 AM '84
DONALD W. WERSLEY
REC.

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*Not a part of
Franklin Enterprises Inc*

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 14,
1984. The mortgagor is FRANKLIN ENTERPRISES, INC.
("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina
under the laws of the United States of America, which is organized and existing
Greenville, South Carolina 29601, and whose address is 301 College Street,
("Lender").
Borrower owes Lender the principal sum of ONE HUNDRED TWENTY-TWO THOUSAND EIGHT HUNDRED
AND NO/100 Dollars (U.S. \$ 122,800.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on September 14, 1985. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

ALL that lot of land situate on the northerly side of Plantation Drive
in the County of Greenville, State of South Carolina, being shown as
Lot No. 4 on a plat of property of Holly Tree Plantation, Phase III,
Section 1, Sheet 1, dated September 1, 1978, prepared by Piedmont
Engineers, Architects and Planners, recorded in the R.M.C. Office for
Greenville County in Plat Book 6-H at page 74, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Plantation Drive at the
joint front corner of Lot 3 and Lot 4, and running thence with Lot 3,
N. 8-40 W. 200.75 feet to an iron pin at the joint rear corner of Lot 3
and Lot 4; thence N. 69-24 E. 120 feet to an iron pin at the joint rear
corner of Lot 4 and Lot 5; thence with Lot 5, S. 8-00 E. 223.46 feet to
an iron pin on Plantation Drive; thence with said drive S. 87-31 W. 29
feet to an iron pin; thence still with said drive, S. 77-54 W. 86 feet to
the point of beginning.

This is a portion of that property conveyed to the mortgagor herein by
deed of Holly Tree Plantation, a Limited Partnership, recorded September 7,
1978, in Deed Book 1086 at page 935 in the R.M.C. Office for Greenville
County.

This conveyance is subject to any and all existing easements, rights of
way, zoning ordinances and restrictions or protective covenants that may
appear of record or on the premises.

which has the address of Plantation Drive, Holly Tree Plantation, Simpsonville,
South Carolina 29681 ("Property Address");
(Street) (City) (Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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