

MORTGAGE OF REAL ESTATE - Offices of Law, Hampton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

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 Holly Tree Plantation

(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

Twelve Thousand Two Hundred Fifty and no/100----- DOLLARS (\$ 12,250.00), with interest thereon from date at the rate of 7% per centum per annum, said principal and interest to be repaid: \$6,575.00 payable on June 6, 1974 and the balance of \$5,675.00 due at the time the second draw is made on the construction loan from First Federal Savings and Loan Association, with interest at the rate of 7% per annum, said interest to begin when the binder pavement is put down and upon completion of water and sewer line.

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 purposes:

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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain 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, situate on the northwestern side of Pecan Hill Drive, being shown as lot no. 24 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, Prepared by Piedmont Engineers and Architects, recorded in Plat Book 5-D at Page 47 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Pecan Hill Drive at the Joint front corner of lot 24 and lot 25 and running thence with lot 25 N. 36-24 E. 188.5 feet to an iron pin at the joint rear corner of lots 22, 24 and 25; thence with lot 22 N. 87 E. 50 feet to an iron pin at the joint rear corner of lot 23 and lot 24; thence with lot 23 S. 12-52 E. 189.90 feet to an iron pin on the northwestern side of Pecan Hill Drive; thence with said Drive the following courses and distances: S. 71-52 W. 31.84 feet, S. 86-55 W. 47 feet, N. 86-16 W. 16.25 feet, N. 79-13 W. 42.45 feet, N. 67-59 W. 41.38 feet, and N. 58-46 W. 36.08 feet to the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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