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DONNIE S. TANKERSLEY
MORTGAGE

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First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Fifty thousand and no/100ths----- DOLLARS

(\$50,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 29 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the western side of Silver Creek Court, being shown as Lot No. 273 on a plat of Sugar Creek Subdivision, Section I, dated December 11, 1973, prepared by C. O. Riddle, recorded in Plat Book 5-D at Page 18 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 western side of Silver Creek Court at the joint front corner of Lot No. 272 and Lot 273 and running thence with Lot 272, N 57-54 W 158.33 feet to an iron pin at the joint rear corner of Lot 270 and Lot 271, 272 and 273; thence with Lot 269 and Lot 270, S 26-19 W 128.45 feet to an iron pin at the joint rear corner of Lot 273 and Lot 274; thence with Lot 274, S 62-48 E 153.72 feet to an iron pin on Silver Creek Court; thence with said Court, N 27-47 E 66.17 feet to an iron pin; thence still with said Court, N 29-38 E 48.81 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of M. Graham Proffitt, III, et al by deed to be recorded herewith.



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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