

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

11 0 12 1974

STATE OF SOUTH CAROLINA } R.M.C. MORTGAGE
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 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 Six thousand, three hundred

eighty-seven and 50/100ths-----DOLLARS (\$ 6,387.50),

with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: At the rate of Seven (7) percent per annum, commencing upon completion of water and sewer lines and binder pavement. The principal amount plus interest as stated above is due and payable out of the proceeds of the second draw on the construction loan secured by a first mortgage to First Federal Savings & Loan Association.

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, on the northern side of Hollybrook Way, being shown as Lot 46 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, prepared by Piedmont Engineers & Architects, recorded in Plat Book 5-D at Page 48 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hollybrook Way at the joint front corner of Lot 45 and Lot 46 and running thence with Lot 45, N 36-34 W 183.4 feet to an iron pin at the joint rear corner of Lot 45 and Lot 46; thence with Lot 49 and Lot 48, N 73-13 E 193.8 feet to an iron pin at the joint rear corner of Lot 46 and Lot 47; thence with Lot 47, S 3-02 W 202.9 feet to an iron pin on Hollybrook Way; thence with said Way, N 69-50 W 35 feet to an iron pin; thence still with said Way, S 68-41 W 35 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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