

FILED
GREENVILLE CO. S. C.
OCT 2 12 04 PM '74
CORNING S. T. WICKSLEY
REC'D

1924 PAGE 36

First Mortgage on Real Estate

MORTGAGE

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 CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 thousand and no/100ths-----
DOLLARS (\$ 40,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

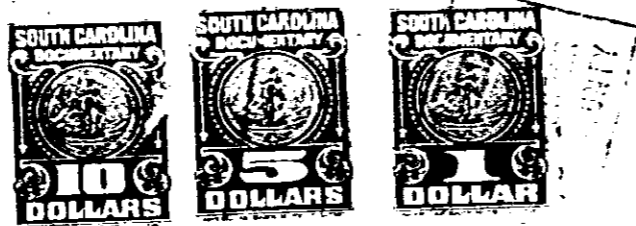
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

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

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being shown as Lot No. 45 on a plat of Buxton Subdivision, Sheet I, dated November 5, 1970, prepared by Piedmont Engineers and Architects recorded in Plat Book 4N at Page 2 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 northwestern side of Crestwood Drive at the joint front corner of Lots 44 and 45 and running thence with Lot 44, N 48-40 W 164.1 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence with Lot 36 and Lot 35, S 46-02 W 135 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with Lot 46, S 54-02 E 160.45 feet to an iron pin on Crestwood Drive; thence with Crestwood Drive, N 35-09 E 74.9 feet to an iron pin; thence still with said Drive, N 41-29 E 45.1 feet to the point of beginning.



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MORTGAGE

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