

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the ... 31st ... day of ... May ... 19 84 ... by
... FRANKLIN ENTERPRISES ... INC ... (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...
... P. O. Box 2568 ... Greenville, South Carolina ... 29602 ...

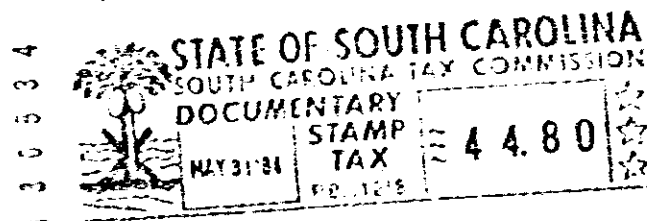
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order
to secure the payment of a promissory note including any renewal, extension or modification thereof
(hereinafter referred to as the "Note"), dated May 31, 1984 ... (\$112,000.00) for the principal
amount of ~~ONE HUNDRED TWELVE THOUSAND & NO/100~~ Dollars, plus interest thereon
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,
extension or modification thereof or evidenced by any instrument given in substitution for said Note,
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that lot of land, together with improvements thereon, situate on
the westerly side of Grande Oaks Court in the County of Greenville,
State of South Carolina, being shown as Lot No. 35 on a plat of Holly
Tree Plantation Subdivision, Phase III, Section II, recorded in Plat
Book 7-C at page 27 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 westerly side of Grande Oaks Court at the
joint front corner of Lot 34 and Lot 35, and running thence with Lot 34,
N. 68-43 E. 186.15 feet to an iron pin at the joint rear corner of
Lot 34 and Lot 35; thence with Lot 26, S. 39-43 E. 100 feet to an iron
pin in the line of Adams Mill Road; thence with Adams Mill Road,
S. 47-21 W. 135.64 feet to an iron pin at the joint rear corner of Lot
35 and Lot 36; thence with Lot 36, N. 67-02 W. 170.88 feet to an iron
pin on Grande Oaks Court; thence with said court, N. 29-36 E. 40 feet
to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of
Donald E. Franklin dated May 31, 1984, to be recorded herewith.



28961 DEM gal
Franklin Enterprises, Inc.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in
any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all
fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in
any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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