

FILED  
RECORDED  
**Corporate Mortgage Of Real Estate**

Dec 31 12 40 PM '84

DONNIE S. TANKERSLEY  
R.H.C.

State of South Carolina  
County of GREENVILLE

This Mortgage is made this 31st day of December, 19 84 between Mortgagor FRANKLIN ENTERPRISES, INC. a corporation organized and existing under and by virtue of the laws of the State of South Carolina (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America whose address is P. O. Box 969, Greenville, SC 29602 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THREE THOUSAND SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec 31, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 31, 1985

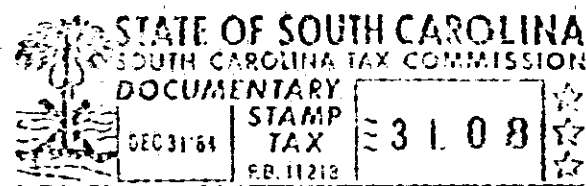
To secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications thereof, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 17 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land, together with improvements thereon, situate on the easterly side of Chestnut Oaks Circle in the County of Greenville, State of South Carolina, being shown as Lot No. 50 on a plat of Holly Tree Plantation Subdivision, Phase III, Section II, dated April 3, 1979, prepared by Piedmont Engineers, Architects & Planners, 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 eastern side of Chestnut Oaks Circle at the joint front corner of Lot 49 and Lot 50, and running thence with Lot 49, S. 67-55 E. 206.9 feet to an iron pin at the joint rear corner of Lot 49 and Lot 50; thence S. 47-46 W. 155 feet to an iron pin at the joint rear corner of Lot 50 and Lot 51; thence with Lot 51, N. 45-39 W. 156.77 feet to an iron pin on Chestnut Oaks Circle; thence with said circle, N. 25-45 E. 80 feet to the point of beginning.

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

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Franklin Ent, Inc.

which has the address of Chestnut Oaks Circle, Holly Tree Plantation,  
(Street) (City)  
Simpsonville, SC 29681 (herein "Property Address");  
(State and Zip Code)

To have and to hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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