

GREENVILLE CO. S. C.

Grantee's Address: Carolina Federal Savings & Loan Assn.  
P. O. Box 10148  
Greenville, SC 29603

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-three Thousand Two Hundred and No/100-----

DOLLARS (\$ 43,200.00 ), 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 in the County of Greenville, State of South Carolina, on the eastern side of Camelot Drive, being shown as Lot No. 12 on the plat of Woodall Subdivision, dated January 8, 1976, prepared by C. O. Riddle, recorded in Plat Book 5-P at page 12 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 eastern side of Camelot Drive at the joint front corner of Lot 12 and Lot 13 and running thence with Lot 13 N 65-51 E 156.5 feet to an iron pin at the joint rear corner of Lot 12 and Lot 13; thence with a branch, the center line of the branch being the property line, S 22-32 E 73.6 feet to an iron pin at the joint rear corner of Lot 11 and Lot 12; thence with Lot 11 S 52-28 W 124.8 feet to an iron pin on the eastern side of Camelot Drive; thence with said Drive N 64-38 W 45.5 feet to an iron pin; thence with said Drive N 27-02 W 67.7 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Holly Tree Plantation, a Limited Partnership, recorded on March 26, 1976, in Deed Book 1033 at page 722 in the RMC Office for Greenville County.

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