

1339 252

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 Twenty-Two Thousand and no/100's ----- DOLLARS (\$ 22,000.00-----), 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 in the State of South Carolina, County of Greenville, Town of Fountain Inn, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of North Main Street, which iron pin is situate approximately 132.7 feet southeast of the intersection of Quillen Ave. and running thence N. 33 E. 208 feet, more or less, to an iron pin in the property of the W.C.Rabb Estate, now or formerly, thence S. 58 E. 55 feet to an iron pin at the corner of S.A. Karelitz; thence with the property of Karelitz, S. 33 W. 208 feet, more or less, to an iron pin on the northeastern side of North Main Street; thence with said Street, N. 58 W. 55 feet, more or less, to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Kenneth L. Lawing and Martha G. Lawing to be recorded herewith.



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