

1417-122  
Mortgagee's Address:  
P. O. Drawer 408  
Greenville, SC 29602



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

FRANKLIN ENTERPRISES, INC.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

FIFTY-SEVEN THOUSAND SIX HUNDRED AND NO/100----- (\$57,600.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith which note does not  
a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain  
conditions), said note to be repaid with interest as the rate or rates therein specified in installments of FOUR HUNDRED

SIXTY-THREE AND 47/100 ----- (\$ 463.47 ) Dollars each on the first day of each  
month hereafter in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment  
of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner  
paid, to be due and payable 30 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past  
due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter  
of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof,  
become immediately due and payable and said holder shall have the right to institute any proceedings upon said note and any collat-  
erals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

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

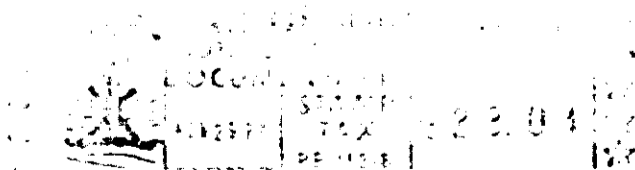
NOW KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further  
sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars  
(\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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  
Mortgagor, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying  
and being in the State of South Carolina, County of Greenville, situate on the southeastern

side of Holly Hill Lane, being shown as LOT NO. 6 on a plat of Holly  
Hill Subdivision, Sections 1 and 2, dated February 17, 1977, amended  
April 5, 1977, prepared by C. O. Riddle, Surveyor, recorded in Plat  
Book S-P at page 85 in the RMC Office for Greenville County and hav-  
ing according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Holly Hill Lane  
at the joint front corner of Lot 6 and Lot 7 and running thence with  
Lot 7 S 76-37 E 152.2 feet to an iron pin at the joint rear corner of  
Lot 6 and Lot 7; thence S 16-47 E 37 feet to an iron pin; thence  
S 51-29 W 205.1 feet to an iron pin at the joint rear corner of Lot 5  
and Lot 6; thence with Lot 5 N 12-36 E 165.1 feet to an iron pin on  
Holly Hill Lane; thence with said lane N 45-24 E 53 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 April 5,  
1977, in Deed Book 1054 at page 87 in the RMC Office for Greenville  
County.



4328 RV-2