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MORTGAGE

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THIS MORRIGIAGIAS HARIJIMS. 16th day of August

19. between the Mortgagor, FRANKLIN ENTERPRISES, INC.

AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, 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 21 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

ALL that lot of land situate on the westerly side of Briarwood Drive in theCounty of Greenville, State of South Carolina, being shown as Lot \$100 on a plat of Holly Tree Plantation, Phase III, Section II, dated April 3, 1979, prepared by Piedmont Engineers, Architects and Planners recorded in Plat Book 7-C at Page 27 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 westerly side of Briarwood Drive at the joint front corner of Lot 100 and Lot 101 and running thence with Lot 101 N. 78-13 W. 160.49 feet to an iron pin at the joint rear corner of Lot 100 and Lot 101; thence N. 19-30 E. 61.95 feet to an iron pin; thence N. 4-00 W. 15 feet to an iron pin; thence N. 86-51 E. 148.5 feet to an iron pin on Briarwood Drive; thence with said Drive S. 5-24 W. 115 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Donald E. Franklin to be recorded herewith.

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which has the address of Lot 100 Briarwood Drive, Simpsonville (Gry:

South Carolina 2968 therein "Property Address");

To Have and to Hour unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all casements, rights, appartenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or bereafter attached to the property, all of which, including replacements and additions thereto, shall be deen ed to be and remain a part of the property covered by this Mortgage, and all or the foregoing, together with said property for the leasthold extate if this Mortgage, is on a leasthold, are berein reterred to as the "Property".

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