3:027 9 45 M 73

800A 1298 PASE 441



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) CREETINGS:

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

Forty-eight Thousand Six Hundred and no/100----- (\$48,600.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note 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 interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein specified in interest as the rate or rates therein in interest as the rate or rates the rate or rates as the rate or rate or rates as the rate or rate or rates as the rate or rate

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 collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee 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 Mortgagor, 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 Mortgagee, 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 eastern side of Meadowood Lane, being shown as lot no. 4 on a plat of the property of Franklin Enterprises, Inc. dated April 21, 1973, prepared by C. O. Riddle, recorded in Plat Book 4Y at Page 138 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 near the center of Meadowood Lane at the joint front corner of lots 3 and 4 and running thence with lot 3 N. 85-45 E. 383.08 to an iron pin at the joint rear corner of lots 3 and 4; thence S. 22-55 W. 222.7 feet to an iron pin at the corner of property now or formerly belonging to Bell; thence with the Bell property N. 86-27 W. 282.8 feet to an iron pin near the center of Meadowood Lane; thence with said Lane N. 4-42 W. 159.75 feet to the point of beginning, and containing 1.34 acres.

This is a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 979 at Page 481 in the R.M.C. Office for Greenville County.



19.44

4328. W.2