

RECORDED
12-17 12-18-1998
DORRIS S. TAYLOR
REC.

1200 1200

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

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 UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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-five Thousand and no/100

DOLLARS (\$45,000.00), with interest thereon from date at the rate of eight per centum per annum, 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.

December 1, 1998

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 hereby 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, lying and being on the northerly side of Meadow Lane, near the City of Greenville, S. C., being known and designated as Lot No. 3 on plat of Foxcroft, Section I, as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 4F at Pages 2, 3 and 4, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Meadow Lane, said iron pin being the joint front corner of lots 2 and 3; running thence with the common line of said lots N. 3-16 W. 160 feet to an iron pin, joint rear corner of said Lots; turning and running thence S. 86-44 W. 125 feet to an iron pin, the joint rear corner of lots 3 and 4; turning and running thence with the common line of said Lots S. 3-16 E. 160 feet to an iron pin, the joint front corner of lots 3 and 4; turning and running thence with the northerly side of Meadow Lane N. 86-44 E. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. to be recorded herewith.

18.00



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