

FILED
MORTGAGE OF REAL ESTATE—OFFICE OF THE CLERK OF COURT, GREENVILLE, S. C.

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BOOK 1057 PAGE 995

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

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 Robert C. Crawford

(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 Fourteen Thousand and

90/100 ----- DOLLARS (\$14,000.00),

with interest thereon from date at the rate of -0- per centum per annum, said principal and interest to be repaid: Upon the sale of house to be built on Lot 27 Old Town Way by Franklin Enterprises, Inc.

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 purposes:

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 certain 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, on the southwestern side of Old Town Way being shown as Lot No. 27 on a plat of Holly Tree Subdivision, Section 1, Phase 1, Sheet 3 dated May 28, 1973, prepared by Enwright Associates recorded in Plat Book 4X, at Page 34 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 southwestern side of Old Town Way at the joint front corner of Lot 27 and Lot 28 and running thence with Lot 28 S. 51-00 W. 167.66 feet to an iron pin at the joint rear corner of Lot 27 and Lot 28; thence N. 22-01-29 W. 151.06 feet to an iron pin; thence N. 35-59 E. 95 feet to an iron pin on the southwestern side of Old Town Way; thence with Old Town Way S. 54-01 E. 72 feet to an iron pin; thence still with Old Town Way with a curving line to the right in a southeasterly direction for a distance along the arc of 100.69 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagor by deed of Holly Tree Plantation, a Limited Partnership, to be recorded herewith.

It is understood and agreed that the lien of this mortgage is junior to that of a first mortgage to Fidelity Federal Savings & Loan Association covering the aforescribed property and to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.



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