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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE  
OF  
REAL PROPERTY

FILED  
JUL 13 15 AM '83  
SOUTH CAROLINA

THIS MORTGAGE, executed the 1st day of July, 1983, by FRANKLIN ENTERPRISES, INC. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is 109 Murray Drive, Mauldin, South Carolina 29662.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagee by Mortgagor and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated July 1, 1983, to Mortgagee for the principal amount of One Hundred Twenty Thousand (\$120,000.00) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that lot of land situate on the western side of Holly Park Drive, in the County of Greenville, State of South Carolina, being shown as Lot No. 120 on a plat of Holly Tree Plantation, Phase II, Section IIIB, dated April 20, 1978 prepared by Piedmont Surveyors, recorded in the Office of the RMC for Greenville County in Plat Book 6-H at Page 41, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Holly Park Drive, at the joint front corner of Lot 119 and Lot 120 and running thence with Lot 119 S. 46-36 W. 223.7 feet to an iron pin at the rear corner of Lot 119 and Lot 120; thence N. 37-49 W. 164.8 feet to an iron pin at the joint rear corner of Lot 120 and Lot 121; thence with Lot 121 N. 63-14 E. 228.69 feet to an iron pin on Holly Park Drive; thence with said Drive S. 31-41 E. 62 feet to an iron pin; thence still with said Drive S. 45-00 E. 38 feet to the point of beginning.

This is a portion of the property conveyed to Mortgagor herein by deed of Holly Tree Plantation, a Limited Partnership, recorded May 5, 1978 in the Office of the RMC for Greenville County in Deed Book 1078 at Page 634.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP TAX  
48.00

LOVE, THORNTON, ARNOLD & THOMASON  
2207 Hwy. Dr. S.C. 29501  
Franklin Enterprises

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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