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MORTGAGE OF REAL ESTATE

Mortgagee's Address: 100 Murray Drive, Greenville, SC  
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

13 10 47 AM '78  
CONNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HAYNSWORTH, PERRY, BRYANT,  
MARION & LEWISTONE, ATTYS.

WHEREAS, Ben C. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Enterprises, Inc.

(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

Three Thousand and No/100 Dollars (\$ 3,000.00 ) due and payable

Payable in full when obligor obtains second draw from First Federal loan covering Lot 94 Holly 162.1 feet to an iron pin at the joint rear corner of said lots; thence N. 19-30 W. 30.30 feet to an iron pin; thence N. 31-44 W. 124.67 feet to an iron pin on the south side of Plantation Drive; thence along said drive N. 44-13 E. 65.09 feet to an iron pin; thence N. 49-00 E. 40 feet to an iron pin at the intersection of Plantation Drive and Red Oak Court; thence S. 85-45 E. 35.19 feet to an iron pin on the southwestern side of Red Oak Court; thence along said court S. 40-30 E. 105 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to the mortgagor herein by deed of Franklin Enterprises, Inc. dated July 7, 1978 and to be recorded herewith.

MAY 27 1979  
FILED  
GREENVILLE CO. S. C.  
W. J. L.  
2 34 PM

01.20  
TAX  
FELDER

Cancelled  
Connie S. Tankersley  
R.H.C.

Paid and satisfied in full October 6, 1978

31971

*[Signature]*  
E. Franklin, President  
Franklin Enterprises, Inc.

HAYNSWORTH, PERRY, BRYANT,  
MARION & LEWISTONE, ATTYS.  
(Incorporated in S.C.)

*[Signature]*  
Witness

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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