

GREENVILLE CO. S. C.

BOOK 1327 PAGE 469

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MARY M. ALEXANDER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ERNEST G. FAULKNER & DOLLIE M. FAULKNER

(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 SIX THOUSAND SEVEN HUNDRED AND NO/100-----

Dollars (\$ 6,700.00 ) due and payable

\$78.31 per month for 11 years with payments to be applied first to interest and balance to principal and with the right to anticipate the full amount or any part thereof without penalty with interest thereon from \_\_\_\_\_ date at the rate of 8 1/2% per centum per annum, to be paid: monthly

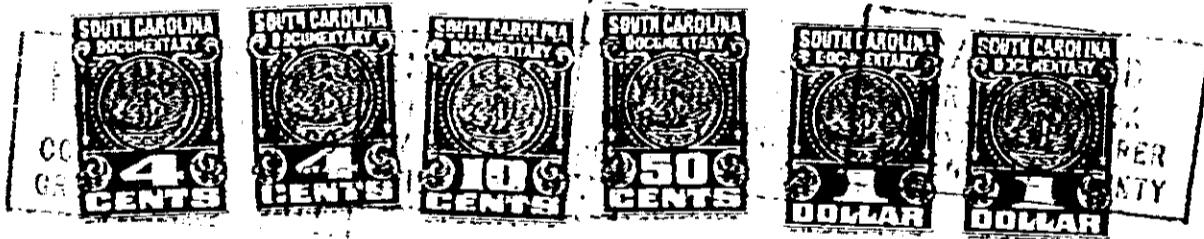
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Greenville Township, in Tax District 235, being a portion of Lot No. 17 of Block A of the Melrose Land Company property as shown on plat recorded in Plat Book "A", at page 157, in the RMC Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Green Avenue at the joint front corner of Lots 16 and 17 of Block A and running thence along line of Lot 16 in a northwesterly direction 125.4 feet; thence in a westerly direction parallel with the right of way of the G & C Railway 50 feet, more or less, to the line of Lot 18; thence with the line of said lot in a southeasterly direction 131.4 feet to an iron pin on Green Avenue; thence with Green Avenue in a northeasterly direction 50 feet to the point of beginning.

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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 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 Mortgagor 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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