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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FARON FALLAW AND WANDA T. FALLAW

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL L. STURKIE

(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 Two Thousand Five Hundred and No/100----------

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Dollars ($ 2,500.00) due and payable

in accordance with terms of note of even date.

with interest thereon from date at the rate of 9% 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 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, Greenville Township, being known and designated as Lot 17, Sans Souci, surveyed by C. M. Hunter on May 20, 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book I, Page 150, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Paris Mountain Avenue at the joint front corner of Lots 17 and 18 and running thence along the line of Lot 18 S. 6-06 E., 179.5 feet to a point; thence along the line of Lot 8 S. 80-00 W., 60 feet to a point; thence along the line of Lot 16 N. 6-10 W., 184.0 feet to a point on the south side of Paris Mountain Avenue; thence along the said Paris Mountain Avenue N. 84-28 E., 60 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage to C. Douglas Wilson & Company recorded in the RMC Office for Greenville County in Mortgage Book 1307 at Page 387 and re-recorded in Mortgage Book 1311 at Page 200, in the original amount of $14,050.00 and having a present balance of $13,956.48.

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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 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 therein or thereon used to supply heat, gas, electricity, water, light, power, refrigeration or ventilation, or articles of personal property which may be attached to said buildings, including, but not limited to, stoves, ranges, refrigerators, cabinets, dishwashers, disposals, washers, dryers, water heaters, mirrors, mantels, screens, storm doors and windows, shades, blinds, awnings, and other furnishings, 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 lawful authority to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as otherwise provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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