

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 9 12 02 PM '76  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. O. FAULKNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOE L. ANDERSON

(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

NINE THOUSAND AND NO/100-----Dollars (\$ 9,000.00 ) due and payable

Over a Ten (10) year term with equal monthly installments of One Hundred Nine and 20/100 (\$109.20) Dollars per month beginning October 1, 1976

with interest thereon from August 9, 1976 at the rate of 8% per centum per annum, to be paid: As set out above.

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

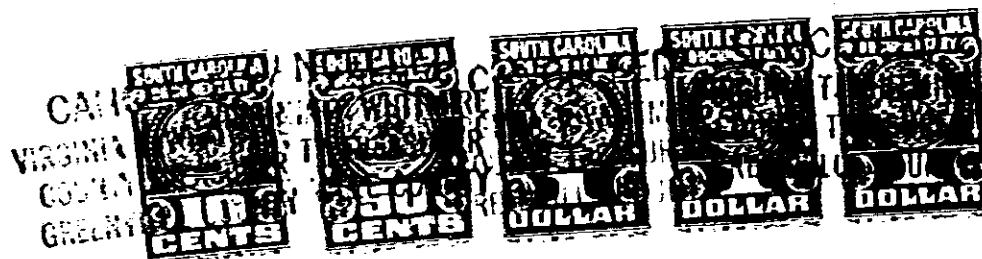
ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the south-eastern side of Parkins Mill Road (formerly Dakota Avenue) and on the northeastern side of Service Drive and being known and designated as Lot No. 2 on plat of Property of George N. and Eleanor G. Beattie as shown on plat prepared by Piedmont Engineering Service dated June 27, 1949 recorded in Plat Book "V", at Page 193 and having, according to a more recent survey by R. W. Dalton dated January 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Dakota Avenue at the joint front corner of Lots Nos. 1 and 2 and running thence along the line of Lot No. 1 S. 50-47 E. 141.4 feet to an iron pin, thence with the line of Lot No. 3 S. 37-55 W. 66 feet to an iron pin on the east side of Service Drive, thence along Service Drive N. 50-22 W. 108.6 feet to an iron pin, thence with the curve of said intersection, the chord of which is N. 9-42 W. 37.9 feet to an iron pin, thence along the southeastern side of Dakota Avenue N. 30-59 E. 40.6 feet to the point of beginning.

Derivation: Deed Book 1040, Page 920.

It is expressly agreed between the parties hereto there will be no penalty for pre-payment of this debt.

53.60



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.

(CONTINUED ON NEXT PAGE)

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