

FILED  
GREENVILLE CO. S. C.

MORTGAGE

OCT 13 2 50 PM '81

THIS MORTGAGE was made this 13th day of October 1981, between the Mortgagor, Dwain R. and Linda H. Faulkner (herein "Borrower"), and the Mortgagee, Charter Mortgage Company, a corporation organized and existing under the laws of Florida, whose address is P.O. Box 2259, Jacksonville, Florida, 32232 (herein "Lender").

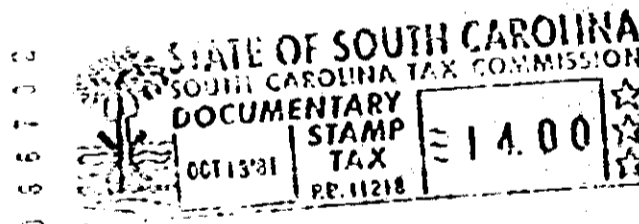
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10/13/81 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2011;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: in Bates Township on the Northern side of Kelley's Mill Road and having, according to plat of property of Dwain and Linda Faulkner dated June 1981, the following metes and bounds, to-wit:

BEGINNING at a point in center of Kelley's Mill Road, 611.2 feet from intersection of Kelley's Mill Road, and Belvue School Road and running thence; N. 13-39 E. 294.93 feet to a point; thence, S. 87-50 E. 168.28 feet to a point; thence, S. 7-49 W. 215.44 feet to a point in the center of Kelley's Mill Road, thence, S. 72-14 W. 218.9 feet to the point of beginning and containing 1.05 acres, according thereto.

This being the same property conveyed to the mortgagors herein by deed of Frederick D. and Sallie D. Iselin, dated 9/23/80, recorded in RMC of Greenville County in book 1134 at page 509.

The mortgagors address is Route 1, Kelley's Mill Road, Travelers Rest, S.C. 29690



which has the address of Rt. 1, Kelley's Mill Road, Travelers Rest, S.C. 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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