

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1483 PAGE 867

OCT 10 2 47 PM '79 MORTGAGE OF REAL ESTATE

CONTAINS TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, FAULKNER FENCE COMPANY, INC. BY ALBERT E. FAULKNER, JR.,
PRESIDENT AND SANDRA FAULKNER, SECRETARY
(hereinafter referred to as Mortgagor) is well and truly indebted unto
COMMERCIAL MORTGAGE COMPANY, 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 FIFTEEN THOUSAND AND NO/100
----- Dollars (\$ 15,000.00 due and payable

April 10, 1980 with right of anticipation

with interest thereon from date at the rate of 36% per centum per annum, to be paid monthly in advance

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, Greenville Township, near Melrose
Avenue, now known as Green Avenue Extension, and known and designated as
Lot No. 27 of the Melrose Land Company property as shown on plat recorded
in the RMC Office for Greenville County in Plat Book "A" at Page 157,
said lot fronting 50 feet on Lady Street (formerly Walnut Street) with
a parallel depth of 150 feet.

This being the identical property conveyed to the Mortgagor herein by
deed of Albert E. Faulkner (a/k/a Albert E. Faulkner, Jr.) as recorded
October 1, 1979 in the RMC Office for Greenville County in Deed Book 1112
at Page 721.

ALSO:

ALL that certain piece, parcel and lot of land in the State of South
Carolina, County of Greenville, known and designated as Lot No. 28 of
Block "A" of Melrose Land Company according to a plat of same recorded in
the Office of the RMC for Greenville County, South Carolina in Plat Book
"A" at Page 157. Said lot is bounded on the west by the C. & G. Railroad
right-of-way, on the south by Lady Street but formerly known as Walnut
Street and on the east by a 250-foot line running at right angles with
Lady Street, and fronting 104 feet on Lady Street.

The distances from and toward the right-of-way of the C. & G. Railroad
are taken from the above referred to Plat and in the event of any dis-
crepancy between these figures and the claim of the Railroad, this Mortgagor
does not warrant as to such discrepancy.

This being the identical property conveyed to the Mortgagor herein by
deed of Fred M. Thompson as recorded of even date herewith in the RMC
Office for Greenville County in Deed Book 1113 at Page 322.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
RECORDED
OCT 10 1979
R.M.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all 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 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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