

MAR 10 4 02 PM 1967

STATE OF SOUTH CAROLINA

COUNTY OF

GREENVILLE

OLLIE F. BARNES, MORTGAGEE OF REAL ESTATE  
R.M.C.

BOOK 1051 PAGE 613

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ANDREW O. FAULKNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOUIS P. BATSON, JR.

(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 FIVE THOUSAND AND NO/100-----  
Dollars (\$ 5,000.00 ) due and payable

AS FOLLOWS: FIFTY-EIGHT AND 06/100 (\$58.06) DOLLARS ON THE 10TH DAY OF APRIL, 1967, AND FIFTY-EIGHT AND 06/100 (\$58.06) DOLLARS ON THE 10TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT HAS BEEN PAID

with interest thereon from date at the rate of SEVEN 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 THAT AREA RECENTLY ANNEXED TO THE CITY OF GREENVILLE, ON THE SOUTHEAST SIDE OF PARKINS MILL ROAD (SOMETIMES REFERRED TO AS DAKOTA AVENUE), BEING SHOWN AS LOT NO. 1 ON PLAT OF GEORGE N. BEATTIE AND ELEANOR G. BEATTIE MADE BY PIEDMONT ENGINEERING SERVICE, JUNE 27, 1949, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK V, PAGE 193, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHEAST SIDE OF PARKINS MILL ROAD AT JOINT FRONT CORNER OF LOTS 1 AND 2 AND RUNNING THENCE ALONG THE LINE OF LOT 2, S. 50-47 E. 141.4 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOT 3, N. 37-55 E. 64 FEET TO AN IRON PIN; THENCE N. 51-05 W. 149.2 FEET TO AN IRON PIN ON THE SOUTHEAST SIDE OF PARKINS MILL ROAD; THENCE WITH THE SOUTHEAST SIDE OF PARKINS MILL ROAD, S. 30-59 W. 64 FEET TO THE BEGINNING CORNER, AND BEING THE SAME PROPERTY CONVEYED TO ANDREW O. FAULKNER BY DEED OF EVERETT B. WILLIS, JR. DATED SEPTEMBER 23, 1949, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 392, AT PAGE 88.

(9) THAT THE MORTGAGOR HEREBY AGREES TO CARRY LIFE INSURANCE UPON HIMSELF IN A SUM OF NOT LESS THAN FIVE THOUSAND (\$5,000.00) DOLLARS, DESIGNATING THE MORTGAGEE AS BENEFICIARY THEREOF AND/OR, AT THE MORTGAGEE'S ELECTION, ASSIGN SAID INSURANCE TO THE MORTGAGEE AS ADDITIONAL SECURITY FOR SAID DEBT, AND, UPON FAILURE OF THE MORTGAGOR TO PAY THE PREMIUMS THEREFOR, THE MORTGAGEE MAY, AT HIS OPTION, PAY SAID PREMIUMS AND ALL SUMS SO ADVANCED BY THE MORTGAGEE SHALL BECOME PART OF THE MORTGAGE DEBT.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.

*Amie S. Luskley*  
R.M.C.

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6-28-94