

GREENVILLE CO. S.C.

USL—FIRST MORTGAGE ON REAL ESTATE

BOOK 1350 PAGE 320

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Charles V. Faulkenberry and

Joann P. Faulkenberry, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

- - - - - FIFTY THOUSAND AND NO/100 - - - - - DOLLARS (\$50,000.00 - - -), with interest thereon from date at the rate of --eight and one-half-- (8 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, being shown and designated as Lot No. 12 on a plat entitled "Stratton Place" by Piedmont Engineers and Architects dated July 10, 1974, and recorded in Greenville County Plat Book 4-R at pages 36 - 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 11 and 12 of the right of way of Coventry Road and running thence with the line of Lot 11, S. 69-15 W. 199.7 feet to an iron pin; thence turning and running with the line now or formerly of Pelham Estates N. 56-08 W. 30 feet to an iron pin at the joint rear corner of Lots 12 and 17; thence turning and running with the line of Lot 17, N. 21-48 E. 80 feet to an iron pin; thence continuing with the line of Lot 16, N. 21-36 E. 102.25 feet to the joint rear corner of Lots 12 and 13; thence turning and running with the line of Lot 13, S. 73-00 E. 149.9 feet to an iron pin on the right of way of Coventry Road; thence turning and running with Coventry Road, the chord of which is S. 18-39 W. 35 feet to an iron pin; thence continuing with Coventry Road, the chord of which is S. 17-35 E. 40 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This being the same property conveyed to mortgagors by deed of Redmond Enterprises, a General Partnership

5,20.00



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RESO

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