



BOOK 1398 PAGE 492

REAL ESTATE MORTGAGE

State of South Carolina

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said A.O. Faulkner,  
 hereinafter called Mortgagor, in and by my (this) certain Note or obligation bearing  
 even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN  
 NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal  
 sum of fifteen hundred five dollars and 14/100 Dollars (\$ 1505.14 ),  
 with interest thereon payable in advance from date hereof at the rate of 11.00 % per annum; the prin-  
 cipal of said note together with interest being due and payable in ( 48 ) forty eight  
Number

monthly installments as follows:  
(Monthly, Quarterly, Semiannual or Annual)  
 Beginning on June 15, 1977, and on the same day of  
 each monthly period thereafter, the sum of  
thirty six dollars and 95/100 Dollars (\$ 36.95 )  
 and the balance of said principal sum due and payable on the 15 day of May, 1981.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance  
 on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this  
 mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the  
 note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at  
 the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable  
 to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of 11 %  
 per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said  
 note will more fully appear; default in any payment of either principal or interest to render the whole debt  
 due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to  
 any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure  
 or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as  
 the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money  
 aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms  
 of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor  
 in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these pres-  
 ents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these  
 presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate,  
 to-wit:

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  
 southeastern side of Parkins Mill Road (formerly Dakota Avenue) and  
 on the northeastern side of Service Drive and being known and  
 designated as Lot No2 on plat of Property of George H. 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. 1S. 50-47 E. 141.4 feet to an iron  
 pin, thence with the line of Lot No 3S. 37-55W. 66 feet to an iron  
 pin on the east side of Service Drive, thence along Service Drive N.  
 50-22W. 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.

This conveyance is subject to restrictions, easements, rights-of-  
 way of record, or otherwise, affecting this property.

This is the same property that was conveyed to A.O. Fauldner from  
 104-111-Real Estate Mortgage Joe L. Anderson on August 9, 1976 recorded in Book  
 1040 of Deeds, page 920 in Greenville County RMC Office.

Mortgagee's Address: C & S National Bank, P. O. Box 1449, Greenville, S.C.

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