

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
FILED  
GREENVILLE S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, FRANK L. JONES, DONNIE TANKERSLEY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. G. FAULKNER & DOLLIE M. FAULKNER,

(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 ELEVEN THOUSAND AND NO/100----- Dollars (\$11,000.00 ) due and payable

\$191.10 per month for 8 years with each payment applied first to payment of interest and balance to principal

with interest thereon from \_\_\_\_\_ date at the rate of 14% 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, near the City of Greenville, being known and designated as Lot No. 3 of Block D of a subdivision known as Melrose Land Company, a plat of which is recorded in the RMC Office for Greenville County in Plat Book A, page 157, and having according to a more recent survey prepared by Carolina Engineering & Surveying Co., dated February 28, 1970, the following metes and bounds, to wit:

BEGINNING at iron pin at intersection of eastern side of Parris Avenue with southern side of Green Avenue, and running thence with southern side of Green Avenue N. 62-30 E. 50 feet to old iron pin; thence with line of Lot No. 2 S. 30-20 E. 140 feet to point; thence continuing along same course 4.3 feet to old iron pin in line of Lot 4; thence with line of Lot 4, S. 59-40 W. 50 feet more or less to iron pin on eastern side of Parris Avenue; thence with Parris Avenue N. 30-20 W. 6 feet to point; thence continuing with Parris Avenue N. 30-20 W. 140 feet to old iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of the Mortgagees herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

Mortgagee Address:

808 Green Ave. Extn.  
Greenville, SC 29605

SC 29605  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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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