ADDRESS: [illegible] Road
Greenville, SC 29609

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S.C.
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TAX
R.M.C.

BOOK 1535 PAGE 811

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Timothy D. Faulkner and Sherri S. Faulkner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Barry R. Batson

(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 Nine Hundred and no/100---------- Dollars ($ 15,900.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference.

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Tollgate Court in the Town of Simpsonville, Greenville County, South Carolina being shown and designated as Lot No. 35 on a plat of THE CEDARS (formerly Castlewood Subdivision) made by Dalton & Neves, Engineers, dated March, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 93 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Tollgate Court at the joint front corner of lots nos. 34 and 35 and running thence along the common line of said lots, N. 33-55 W. 160.7 feet to an iron pin; thence N. 76-40 E. 95.0 feet to an iron pin at the joint rear corner of lots nos. 35 and 36; thence along the common line of said lots, S. 23-38 E. 146.3 feet to an iron pin on the northwestern side of Tollgate Court; thence along the northwestern side of Tollgate Court, S. 71-21 W. 65.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Timothy D. Faulkner and Sherri S. Faulkner by deed of Larry N. Spivey and Barry R. Batson to be recorded herewith.

This mortgage secures a portion of the sales price due the mortgagee by the mortgagors for the above described mortgage.

If the mortgaged premises are sold or transferred by the mortgagors, the whole of the principal sum and interest secured by this mortgage shall become due and payable at the option of the mortgagee.

This mortgage is junior in lien to that mortgage given by the mortgagors to First Federal Savings and Loan recorded March 23, 1981 in Mortgage Book 1535 at page 807.

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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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