

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVINCE—JARRARD CO.—GREENVILLE 47938

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, E. G. Ballenger SEND GREETINGS:
Whereas, I the said E. G. Ballenger
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to The Bank of Greer, a corporation
in the full and just sum of Two thousand and no/100
(\$ 2,000.00) Dollars, to be paid one year from date

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid annually from date, in advance until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said E. G. Ballenger, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Bank of Greer according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said mortgagor in hand well and truly paid by the said mortgagee

at and before signing of these Presents, 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

The Bank of Greer, a corporation, its successors and assigns;*-

All that piece, parcel of land in O'Neal Township, Greenville County, this State, with all improvements thereon, on the East side of the Meadow Road, and on the west side of South Tyger River, containing eighty-five and 83/100 acres, more or less, as shown on plat of the T. M. Groce Estate, prepared by H. S. Borckman, Surveyor, July 5th, 1939, and designated as Tract No. 1 thereon, and having the following courses and distances, to-wit:-

Beginning at a pin on the Meadow Road, south of the bridge across the Creek, and at old ditch line at the edge of the bottom, and following said ditch as follows: S. 37-30 E. 330 ft. S. 89-30 E. 395 ft; N. 86-15 E. 250 ft; N. 79-E. 200 ft; N. 61-45 E. 500 ft; N. 47 E. 525 ft; to pin in or on bank of South Tyger River; thence with the said River as follows: N. 50 W. 235 ft; N. 69-30 E. 121 ft; N. 5-15 E 320 ft; N. 22-15 E 125 ft; N 1-25 W 207 ft; N. 63-15 W 350 ft; N 38-50 W 367 ft; N 13-15 E 423 ft: to a stake or pin; thence S. 86-30 W 235 ft to water oak in old run; thence same course, 1122 feet to iron pin; thence N 82-30 W. 522 ft to iron pin on western edge of Meadow Road; thence with said Road S 71-40 E 99.5 feet; S 58-30 E 70 ft; S. 39-15 E 156 ft; S 28-30 E. 919.5 feet to pin in road; thence S 25 E 233 feet to pin at angle in road; thence S 3-45 W 584 feet; thence S 82-30 E 43 feet; thence S. 12 E 445.5 feet to the beginning corner; bounded North by lands of Hudson: East by South Tyger River; South by lands of A. B. Groce Estate, separated by the old Ditch line; West by Meadow Road.

This is tract No. 1 of the T. M. Groce lands, and being the same this day conveyed to me by Mrs. Ella P. Groce.

Wit: Harry Danice *Sept. 4 1947* *Paid Bank of Greer, Greer, S.C. J. J. McClinton Cashier*

SATISFIED AND CANCELLED OF RECORD
22 DAY OF July 1953
Oscar J. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.