

AUG 31 4 35 PM 1950

OLLIE FARNSWORTH
R. M. C.

MORTGAGE.

State of South Carolina,
County of GREENVILLE

To All Whom These Presents May Concern

I, Fred W. Ballew

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, Fred W. Ballew

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of

Eight Hundred and No/100- - - - - Dollars

(\$ 800.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Eight Hundred and No/100- - - - - Dollars (\$ 800.00)

with interest thereon from the date hereof at the rate of four per centum per annum, said interest to be paid on the 1st day of September 19 50 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of October 19 50, and on the 1st day of each month thereafter the sum of \$5.92 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August 19 65, and the balance of said principal sum to be due and payable on the 1st day of September 19 65; the aforesaid monthly payments of \$ 5.92 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 800.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel piece or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina being shown as lots 8 and 9 of Block G, as shown on a plat of the Ethel Y. Perry Estate, recorded in Plat Book S at Page 193, and also in Plat Book U at Page 121, in the R.M.C. Office for Greenville County, and being more particularly described according to a recent survey by Piedmont Engineering Service, August 24, 1950, as follows:

BEGINNING at an iron pin at the Northeast intersection of Darlington Avenue and Duckert Street, and running thence along Darlington Avenue, N. 15-19 E. 24.5 feet to an iron pin; thence continuing with Darlington Avenue, N. 29-39 E. 100.7 feet to an iron pin, joint corner of lots 9 and 10; thence with joint line of said lots, S. 47-00 E. 88.7 feet to an iron pin, joint corner of lots 9, 10, 24 and 25; thence along line of lots 25 and 26, S. 36-22 W. 120.3 feet to an iron pin in the Northeast side of Duckert Street; thence with said Street, N. 47-00 W. 68.3 feet to the point of beginning. Being the same premises conveyed to the mortgagor by H. Eugene Trammell by deed to be recorded.

ALSO, one Electric Water Heater, and one Oil Floor Furnace, it being the intention of the mortgagor that said chattels shall constitute a part of the real estate.

This mortgage is subordinate to a certain mortgage made by Fred W. Ballew to C. Douglas Wilson & Co. dated August 25, 1950, originally in the amount of \$6600.00 recorded in Greenville County, State of South Carolina, on August 31, 1950.

The parties hereto agree that any default under the prior mortgage shall constitute a default hereunder.