

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OCT 25 1 15 PM 1956

LILLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, FRED E. SETZER

SEND GREETING:

Whereas, I, the said Fred E. Setzer

in and by my certain Promissory note in writing, of even date with these Presents, am well and truly indebted to Bruce B. Ballenger and Alice E. Ballenger in the full and just sum of Twelve Hundred Dollars (\$1,200.00)-----

, to be paid in monthly installments of \$23.20. The first installment to be made on the tenth day of December, 1956 and a like installment on the tenth day of each month thereafter, until paid in full. Privilege is given to the mortgagor to anticipate any and all payments without penalty.

, with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid monthly

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 Fred E. Setzer

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Bruce B. Ballenger and Alice E. Ballenger

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Fred E. Setzer

, in hand well and truly paid by the said Bruce B. Ballenger and

Alice E. Ballenger at and before the 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

Bruce B. Ballenger and Alice E. Ballenger:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Crosby Circle, near the City of Greenville, S. C., and being shown as Lot No. 72 on the plat of Paramount Park as recorded in the R. M. C. Office for Greenville County, S. C. in plat Book W, page 57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Crosby circle, joint front corner of Lots Nos. 71 and 72, and running thence along the common line of said lots S 43-15 E 145.3 Feet to an iron pin in a creek; thence along the creek as the line, the traverse line being S 54-45 W 91.1 feet to an iron pin, joint rear corner of Lots Nos. 72 and 73; thence along the common line of said lots N 43-15 W 132.6 feet to an iron pin on the southeasterly side of Crosby Circle; thence along the southeasterly side of Crosby Circle N 46-45 E 90 feet to an iron pin, the point of beginning.