

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 6 10 42 AM 1957
MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. C. Ball and Lois L. Ball (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Virginia Duncan

(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 **Twenty-Five Eighty-Six and 20/100**

DOLLARS (\$ 2586.20--),

with interest thereon from date at the rate of **five** per centum per annum, said principal and interest to be repaid: **\$125.00** on March 5, 1958 and **\$125.00** on the 5th day of March of each year thereafter until paid in full, with interest thereon from date at the rate of Five per cent, per annum, to be computed and paid annually

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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, being known and designated as lot # 180, Section 2 on plat of Oak-Crest recorded in Plat Book GG at Pages 130-131, in the R.M.C. Office for Greenville County, and having according to said plat and a more recent survey by R. W. Dalton, Engineer, dated February 7, 1957, to have the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwestern side of Maryland Avenue at the joint front corner of lots 179 and 180 and running thence with the line of lot 179 N. 52-56 W. 80 feet to an iron pin; thence with the line of lot 181, N. 26-12 E. 128.2 feet to an iron pin on Brownwood Drive; thence with Brownwood Drive, S. 65-48 E. 68.7 feet to an iron pin at the curve of the intersection of Brownwood Drive and Maryland Avenue; thence with the curve of the intersection the chord of which is S. 24-41 E. 37.7 feet to an iron pin on Maryland Avenue; thence with said Maryland Avenue, S. 25-38 W. 60 feet to an iron pin; thence continuing with said Avenue, S. 41-14 W. 37.3 feet to an iron pin; thence S. 47-04 W. 27.7 feet to an iron pin, point of beginning."

Being the same premises conveyed to the mortgagor by Brown, Inc. by deed to be recorded.

It is understood that this mortgage is junior in lien to a mortgage held by Independent Life & Accident Insurance Company in the original sum of \$7300.00.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

*Paid in full and Satisfied
this 22 day of July, 1958*

*Virginia Duncan
Mortgagee*

*J. C. Ball
Lois L. Ball
Mortgagors*