FILED GREENVILLE CO. S. C.

SEP 18 225 PH '70

OLLIE FARNSWORTH R. H. C.





State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Henry G. Ballenger, Jr., of Greenville County,

.........(heremafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION-OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Ten Thousand, Eight Hundred and No/100------(\$ 10,800.00). Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

All that certain piece, purcel, or kank and anticomments and an and designated lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 8 B in Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 891 at Page 243 and survey and plot plans recorded in Plat Book 4 G at Pages 69, 71 and 73. Being the same conveyed to me by Develcorp, Inc. by deed of even date, to be recorded herewith.

The Mortgagor's promissory note referred to above contains, among other things, a provision for an increase in interest rate.