

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Donald M. Ball & Venice S. Ball

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. J. MARTIN & JOE O. CHARPING

(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

THREE THOUSAND ----- Dollars (\$ 3,000.00 due and payable
\$1,000.00 plus \$22.50 interest on March 1, 1975
\$1,000.00 plus \$15.00 interest on April 1, 1975
\$1,000.00 plus \$ 7.50 interest on May 1, 1975

with interest thereon from _____ date _____ at the rate of 9% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, the Mortgagee's 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 shown and designated as Lot No. 57 on a plat of Sheet Two of CAMELOT, made by Piedmont Engineers & Architects, dated Nov. 5, 1968, recorded in the RMC Office for Greenville County, S. C. in plat book WWW page 46, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Bethel Road, the joint front corner of Lots 57 & 58; thence with the joint line of said lots S. 42-26 E. 173.8 feet to an iron pin; thence turning S. 43-24 W. 145 feet to an iron pin joint rear corner of Lots 56 & 57; thence with the joint line of said lots N. 36-05 W. 180 feet to an iron pin on the southeast side of Bethel Road; thence with the southeast side of said road N. 48-05 E. 31.8 feet to an iron pin; thence N. 44-05 E. 93.2 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage held by Fidelity Federal Savings and Loan Association in the original amount of \$44,300.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises heretofore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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