

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. JUN 2 1 53 PM '75 S. TANKERSLEY R.M.C.

BOOK 1340 PAGE 687

To All Whom These Presents May Concern:

We, William R. Ballew and Eugenia L. Ballew

SEND GREETING:

WHEREAS, we the said William R. Ballew and Eugenia L. Ballew in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eleven Thousand and no/100 - - - - - (\$ 11,000.00) Dollars, with interest from the date hereof at the rate of eight 3/4 per cent (8-3/4%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred Nine and 94/100 - - - - - (\$109.94) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said William R. Ballew and Eugenia L. Ballew, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situated on the East side of Earl Street and on the South side of Bearden Avenue, in the City of Greer, Chick Springs Township, and being shown and designated as lot number EIGHT (8) of the Subdivision known as Mountain View Heights, plat book "a" page 299, R. M. C. Office for Greenville County, and having a frontage of 58.8 feet on Earl Street and a rear of 59 feet, with a depth of 193.3 feet on the South side and 185.5 feet on the North side of or along Bearden Avenue.

This is the same conveyed to Perry H. and Violet G. Lowe by Fariss Glenn Howell by deed recorded in deed book 833 page 541, Greenville County R. M. C. Office.

This is the same conveyed to us by Perry H. and Violet G. Lowe by deed dated May 28th, 1975 to be recorded in the R. M. C. Office for Greenville County.



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