

FILED
GREENVILLE CO. S. C.

MORTGAGE

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APR 4 2 25 PM '79

THIS MORTGAGE is made this 4th day of April 1979, between the Mortgagor, Bruce B. Ballenger and Alice E. Ballenger (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

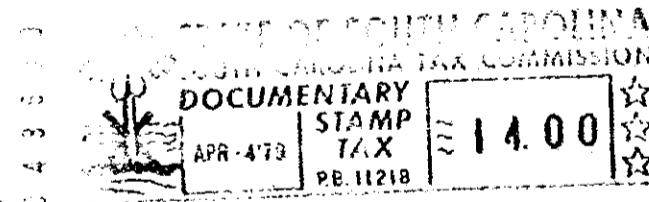
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1999

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Old Grove Road, Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of Section 3 of Haselwood dated October 1973 made by Dalton & Neves, Engrs., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at page 26 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Old Grove Road at the joint front corners of Lots Nos. 57 and 58; and running thence with the common line of said lots, S. 59-06 E., 306.1 feet to an iron pin in the rear line of Lot No. 48; and running thence, S. 30-50 W., 150 feet to an iron pin at the joint rear corners of Lots Nos. 57 and 56; thence along the common line of said lots, N. 59-50 W., 303.1 feet to an iron pin on the eastern side of Old Grove Road; and running thence with said Road, N. 29-41 E., 150 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of G. M. Gunter, to be recorded herewith.



which has the address of Route #6, Box 622, Old Grove Road, Piedmont, South Carolina 29673 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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