

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

BOOK 1482 PAGE 746

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MORTGAGE OF REAL ESTATE

DONN... BANKERSLEY
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, We, Frederic S. Ballard and Anna J. Ballard

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUTTE KNIT CREDIT UNION, P. O. Box 4088 Station B, Spartanburg, South Carolina 29303

(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 Six Thousand Three Hundred Forty One and 07/100 Dollars (\$6,341.07) due and payable

in 84 consecutive montly installments of One Hundred Four and 92/100 (\$104.92) Dollars, beginning October 15, 1979.

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with interest thereon from date at the rate of 10% per centum per annum, to be paid: included in above payments

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, its successors and assigns:

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"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, Oneal Township, being known and designated as LOTS 6 and 7, on a plat of property of Lee Styles, prepared by John A. Simmons, Surveyor, dated June 23, 1962 and recorded in Plat Book AAA at page 122 in the R.M.C. Office for Greenville County and according to said plat having the following metes and bounds, to-wit:

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BEGINNING at the joint front corner of Lots 5 and 6 on New Road and running thence N. 78-50 W. 63 feet; thence N. 62-05 W. 38.3 feet; thence S. 13-04 W. 185.7 feet to the waters of Lake Cunningham; thence S. 60-30 E. 21.7 feet and continuing along the waters of Lake Cunningham; S. 72-30 E. 78.7 feet; thence N. 13-19 E. 189.6 feet to the point of beginning. Said plat showing water line at 850 feet contour being the property line.

This conveyance is the identical property conveyed to Frederic S. Ballard and Anna J. Ballard by deed of Betty G. Bruce on September 28, 1979 and recorded in the R.M.C. Office for Greenville County, herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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TAX
\$ 02.50

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 it is lawfully seized of the premises hereinabove 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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