

P. O. Box 34069
Charlotte, NC 28234

FILED

DEC 14 10 21 AM '79

DONN L. S. TANKERSLEY
R.H.C.

MORTGAGE

POO. 1.191 157

THIS MORTGAGE is made this 13th day of December, 1979, between the Mortgagor, Daniel G. Ball and Nelda G. Ball (herein "Borrower"), and the Mortgagee, NCNB Mortgage Corporation, a corporation organized and existing under the laws of North Carolina, whose address is Post Office Box 34069, Charlotte, N.C. 28234 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand and No/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 January 1, 2010

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: In the Town of Simpsonville being known as Lot No. 215 on plat of POINSETTIA No. 4 as shown by plat thereof recorded in Plat Book 4N at page 24 in the RMC Office for Greenville County, S.C. as having, according to a recent survey of property of Daniel G. Ball and Nelda G. Ball prepared by J. L. Montgomery, III, R.L.S., dated December 7, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southeasterly side of Gatewood Avenue at the joint front corner of Lots 215 and 216 and running thence with the joint line of said lots S. 47-40 E. 175.0 feet to an old iron pin; thence S. 42-20 W. 120.0 feet to an old iron pin at the joint rear corner of Lots 214 and 215; thence with the joint line of said lots N. 47-40 W. 175.0 feet to an old iron pin on the southeasterly side of Gatewood Avenue; thence with the southeasterly side of Gatewood Avenue N. 42-20 E. 120.0 feet to an old iron pin, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Ronnie J. Parker of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
22.40
JAN 15 1980

6030
DEC 14 1979
1212

which has the address of 109 Gatewood Avenue Simpsonville
[Street] [City]
S.C. 29681 (herein "Property Address");
[State and Zip Code]

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 seized 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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