



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. C. Balentine, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Fourteen Thousand, Seven Hundred and No/100 - - - -

(\$14,700.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

One Hundred, Forty-Seven and No/100 - - - - - (\$147.00)

Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, and monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being shown and designated as Lots Nos. 97 and 97-A, Section II, Lake Forest Subdivision, as per plat thereof recorded in the R. M. C. office for Greenville County, South Carolina, in Plat Book "EE", page 71, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southerly side of Berryhill Road, joint corner Lots 97 and 98 and running thence S. 17-07 W. 165.4 feet to a point; thence continuing S. 6-36 W. 63.6 feet to an iron pin, joint rear corner Lots 97-A and 106; thence N. 72-20 E. 83.4 feet to a point in a branch; thence with the branch as the line, the traverse line being S. 58-32 E. 140.2 feet to an iron pin on Hermitage Road; thence along Hermitage Road, N. 56-52 E. 10 feet to a point; thence around the curve of the intersection of Hermitage Road and Lake Fairfield Drive, the chord of which is N. 19-19 E. 51.26 feet to a point; thence along the curve of Lake Fairfield Drive, the chord of which is N. 24-30 W. 69.6 feet to a point; thence continuing along the curve of Lake Fairfield Drive, the chord of which is N. 18-30 E. 126.6 feet to a point; thence around the curve of the intersection of Lake Fairfield Drive and Berryhill Road, the chord of which is N. 37-38 W. 38.9 feet to a point; thence along Berryhill Road, S. 85-55 W. 33.5 feet to a point; thence continuing along Berryhill Road, N. 86-43 W. 120 feet to an iron pin, the point of beginning. The iron pin for the traverse line on Hermitage Road is 7 feet from the branch in a Southwesterly direction, the branch being the property line. Being the same property conveyed to me by Lake Forest, Inc. by deed of even date herewith, not yet recorded."

This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

Stamp: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, dated APR 15 1963, with handwritten initials and a signature.