

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FRANK A. BALLENGER,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Three Thousand Six Hundred Fifty and No/100ths** -----
DOLLARS (\$ 3,650.00), with interest thereon from date at the rate of **six (6%)**
per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
May 1, 1968,

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.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, lying and being in Monaghan Mills Village, and being more particularly described as Lot No. 92, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C.," made by Pickell & Pickell, Engineers, Greenville, S.C. on December 20, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book "S" at pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 6 Speed Street and fronts thereon 91 feet.

This is the identical property conveyed to George F. Ballenger and Frank A. Ballenger by deed of J. P. Stevens & Co., Inc. by deed dated May 1, 1949, and recorded in the R.M.C. Office for Greenville County in Deed Volume 382 at page 54. The interest of George F. Ballenger was conveyed to the mortgagor herein by deed of William H. Ballenger, Sr., George E. Ballenger and Bessie L. Ballenger, dated October 20, 1951, and recorded in the R.M.C. Office for Greenville County in Deed Volume 444 at page 138.