

OCT 23 3 59 PM 1959

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. Hubert Ballenger,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Twenty-five Hundred -----

DOLLARS (\$ 2500.00), with interest thereon from date at the rate of Six (6%)

per centum per annum, said principal and interest to be repaid 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;

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 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, lying on the north side of the Dantzler Ballenger Road, being a part of Tract No. 3 as shown on plat of the W.D. Ballenger place, plat made by H.S. Brockman, Surveyor, dated March 14, 1916, being bounded on the east by other portions of Tract No. 3, on the south by said road, and other portions of Tract No. 3, and on the west by a strip off of Tract No. 2 now owned by B. Hubert Ballenger, and having the following courses and distances, to-wit:

BEGINNING on a nail and stopper in the center of the said road, said nail and stopper being 125.5 feet N. 21-24 W. from the joint corner of Tracts Nos. 2 and 3; and runs thence N. 21-24 W. 18 feet to an iron pin on the north bank of the road; thence continuing with the same course for a total distance of 200 feet to an iron pin on the said common line of Tracts Nos. 2 and 3; thence N. 84-55 E. 156 feet to an iron pin on terrace bank; thence S. 21-24 E. 147 feet to a nail and stopper in the center of the said road; thence with the center of the road, S. 65-06 W. 150 feet to the beginning corner. containing six-tenths (.6) of an acre, more or less.

This is the same property conveyed to the mortgagor herein by Palmer M. Ballenger by deed recorded in Deed Book 494, page 31, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

*Paid Jan. 2, 1960 Greer Federal Savings & Loan Assoc.
Witnesed: Ophelia B. Spencer
Emma Jane Rodin*

SAVINGS AND LOAN ASSOCIATION OF RECORD
* JAN 2 1960
Allie F. ...
R. M. C. MORTGAGE OFFICE, GREENVILLE COUNTY, S. C.
AT 2:17 O'CLOCK P. M. NO. 18728