

WHEREAS, Lloyd R. Ballew

hereinafter referred to as Mortgagor is well and truly indebted unto Capitol Financial Services

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 **Seven thousand Eight Hundred & no/100# # # #** Dollars \$ **7,800.00** due and payable

in sixty (60) equal and successive monthly installments of One Hundred Thirty & no/100 (\$130.00) Dollars each, with the first payment becoming due on the 10th day of June, 1974,

(interest included in each payment

with interest thereon from date at the rate of / per centum per annum, to be paid:

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 and 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,

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Greenville Township, and being known and designated as Lot No. 4 of a subdivision known as Woodbriar, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "EE" at Page 6, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Marion Road at the joint corner of Lots Nos. 3 and 4 and running thence N. 58-58 W., 161.8 feet to a point at the joint rear corner of Lots. Nos. 3 and 4; thence S. 22-17 W., 70.8 feet to a point at the joint rear corner of Lots Nos. 4 and 5; thence S. 58-58 E., 150 feet to a point on the Northwestern side of Marion Road N. 31-52 E., 70 feet to the point of BEGINNING.

Subject to all easements, restrictions and rights of way of record.

This being the identical property conveyed to the grantor herein by deed of Frank P. McGowan, Jr., Master, dated June 3, 1970 and recorded that same date in the R.M.C. Office for Greenville County, South Carolina in deed book 891 at page 163.



Together with all and singular rights, members, hereditaments, 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.