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1	MAR 141975 - REAL PROPI				GAGE	80511334 PAGE 885 ORIGINA		
Names and accessed of all monroacons Nance Richard Ballew Connie Ballew Route #3, Layton Ed. Greenville, S. C.				vortgages for Envices and, Greenville, ADEFESS South Carolina 29606				
LOAN NUVBE	1	DATE 3-11-75	CATE FINANCE CHAPGE BEGIN		NUMBER OF PAYMENTS	DATE DUE	DATE FIRST PAYMENT DUE 4-30-75	
AMOUNT OF		AMOUNT OF OTHER PAYMENTS 109.00	DATE FINAL PAYMENT	DUE	TOTAL OF PAYMENTS		AMOUNT FINANCED	

THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements

thereon situated in South Carolina, County of Oicenvilleeon situated in South Carolina, County of the Central Paris of the South Carolina, County of the Conference of the South Carolina, County of the Conference of the South Carolina, County of the Conference of the on the contract with the letter release little to the recorded in the R.M.C. Office for Greenville Courty in plat Rook h-I, page 169, and having, according to said plat, the following metes and bounds, to-wit;
BEGINIING at an iron pin on the western side of the Wirt Dalve of the proposition o resterter, and running thence with Rochester and Clatworthy Layton, N. 20-45 E 213 feet to an iron pin at the telephone pole, thence along or near the center of Layton Drive, S. 70-19 F. 97 feet to . on iron pir; thence S. 7V. 191 feet to an ircr. pin; thence slong Carlot Rochester, S. 82-40 W. 159.5 feet to an iron pin at the point of leginning and being the same conveyed to me by deed of Winnie B/ Lagont Tayana to be seen to the end to be evith,

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgages shall become due, at the option of Mortgagee, without notice or demand

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand's) and seal(s) the day and year first above written

Signed, Sealed, and Delivered

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(Nace Richard Ballew)

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C1 82-1024D (10-72) - SOUTH CAROUNA