

(Rev. Feb. 15, 1941)

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Robert A. Balderson and Adelaide C. Balderson (Adelaide B. Balderson) of Greenville, S. C.

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The First National Bank of Greenville

organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-six Hundred and No/100 Dollars (\$ 5,600.00), with interest from date at the rate of four and one-half percent (4 1/2 %) per annum until paid, said principal and interest being payable at the office of The First National Bank of Greenville, in Greenville, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-five and 45/100 Dollars (\$ 35.45), commencing on the first day of May, 1942, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 1962.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the East side of Ridge Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 195, 196, 197 and the Northern 20 feet of Lot No. 194 on plat of Marshall Forest; made by Dalton & Neves, Engineers, October 1928, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at pages 133 and 134, and having, according to said plat, and a recent survey made by R. E. Dalton, March 24, 1942, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Ridge Drive, at joint front corner of Lots No. 197 and 198, said pin also being 308.8 feet South from the Southeast corner of the intersection of Ridge Drive and Club Drive, and running thence with the line of Lot No. 198, N. 66-12 E. 242.2 feet to an iron pin on the Southwest side of a 10 foot strip reserved for utilities; thence with the Southwest side of said 10 foot reserved strip, S. 39-22 E. 98.6 feet to a stake in the rear line of Lot No. 194; thence along a new line through Lot 194, S. 66-12 W. 268.6 feet to a stake on the East side of Ridge Drive in the front line of Lot No. 194; thence along the East side of Ridge Drive, N. 23-48 W. 95 feet to the beginning corner.

For position of this paragraph see other side of page.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight months from the date hereof (written statement of an officer or employee of the Federal Housing Administration dated subsequent to the eight months' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to