

STATE OF SOUTH CAROLINA,

JUN 12 11 19 AM 1958

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To all Whom These Presents May Concern:

WHEREAS I, Aletta M. LaCarter, of Greenville County, am well and truly indebted to James C. Balentine in the full and just sum of One Thousand Two Hundred Fifty and no/100 - - - - - (\$ 1,250.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows: on or before one year from date or when the undersigned sells her home located at 111 Karen Drive in Greenville, South Carolina, whichever event occurs sooner. The right is given to anticipate any or all payments at any time without penalty

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Aletta M. LaCarter

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James C. Balentine, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, designated as Lot No. 72, on plat of Elletson Acres, Section A, recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Lockwood Avenue, at the joint front corner of Lots Nos. 71 and 72, and running thence along the joint line of said lots, N. 36-22 W. 200.3 feet to an iron pin; thence along the rear of Lot No. 52, N. 73-01 E. 88.5 feet to an iron pin; thence along the line of Lot No. 73, S. 36-22 E. 174 feet to an iron pin on Lockwood Avenue; thence along said Lockwood Avenue, S. 56-23 W. 85 feet to the point of beginning; being the same conveyed to me by James C. Balentine by his deed of even date to be recorded herewith.

This is a second mortgage and is junior and inferior to that mortgage executed by James C. Balentine to the First Federal Savings & Loan Association in the amount of Thirteen Thousand Five Hundred and no/100 (\$13,500.00) Dollars.

As a part of the consideration of the transfer of property from James C. Balentine to the within mortgagor covering Lot No. 72 in Elletson Acres, the within mortgagor hereby agrees to convey the vacant lot adjoining 111 Karen Drive to the mortgagee at such time as the same is cleared by the F. H. A. The agreed valuation on said lot is One Thousand and no/100 (\$1,000.00) Dollars.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said James C. Balentine, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.