

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. A. Ball and Irene Ball, of Greenville County, South Carolina,
(hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park,

(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 **SIX HUNDRED TWELVE and no/100**

as follows: TWENTY (\$20.00) DOLLARS on March 7, 1962, and a like sum on the 7th, day of each and every succeeding Calendar month thereafter, each of said payments to be applied first to the interest and then to the principal balance owing from month to month, until paid in full; with the right to anticipate, after One (1) year, by the payment of all or any part thereof at any time before maturity,

with interest thereon from date at the rate of **Six** Dollars (\$612.00) due and payable per centum per annum, to be paid: **monthly, as above, and computed quarterly**

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 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, in Chick Springs Township, on the northern side of the White Oak Road, being shown and designated as Lot Number Two (No. 2) and a portion of Lot Number Three (No. 3) of the property of E. E. Snipes, as is shown on a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book "H" at page 194, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of White Oak Road at the corner of Lot No. 1, and running thence along the northern side of said White Oak Road, N. 86-50 W. 110 feet to an iron pin, which point is Forty (40) feet west of the joint corner of Lots Nos. 2 and 3; thence N. 8-40 E. 591.3 feet to an iron pin in line of the E. M. Galphin property; thence along the line of that property, S. 79-20 E. 327 feet to an iron pin; thence S. 14-50 W. 278 feet to an iron pin at the rear corner of Tract No. 1; thence along the rear line of that lot, N. 86-50 W. 155.4 feet to an iron pin; thence still with the line of said Lot No. 1, S. 15-10 W. 285.6 feet to the point of beginning.

The above described property is the same conveyed to us by J.M. Whitmire by deed dated June 14, 1947, recorded in Vol. 313, page 406 in said R.M.C. office.

This is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt and they shall bear interest at the same rate.

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.

*Satisfied & Paid In Full
this 7th day of December 1964
John A. Park by:
Charles A. Parks as
Attorney in fact.*

*Witness:
Beverly J. Park*

RECORDED AND CANCELLED OF RECORD
24 DAY OF Dec. 1964
Doris Farnsworth
E. M. C. FOR GREENVILLE COUNTY, S. C.
No. 10133 CHOUR. C. R. NO. 18668