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BOOK 895 PAGE 541

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GEORGE E. BALLENGER AND ARVENTA M. BALLENGER

(hereinafter referred to as Mortgagor) SEND(S) GREETING

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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 Nine Thousand Three Hundred and no/100

DOLLARS (\$ 9,300.00), with interest thereon from date, at the rate of six (6%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

July 1, 1977

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Bates Township, containing 108.22 acres, more or less, and being the remainder of a 114 acre tract as shown on plat by W. A. Hester, April 13, 1934, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Cunningham Road (Talley Bridge Road) at the corner of property conveyed to Ballenger, and running thence along the center of said road, S 32-53 E, 315 feet to the corner of property conveyed to Ruth Meeks; thence with it, N 57-30 E, 253 feet to an iron pin; thence along James Wylie, N 11 E, 1,478.8 feet to an iron pin; thence along John A. Hudson, N 52 W, 1,469.82 feet to an iron pin; thence N 7-30 E, 310.2 feet to an iron pin; thence along Hudson and Lowery Drake, et al, N 41 W, 957 feet to an iron pin; thence along Annie Free and P. C. Cox, S 42-45 W, 1,706.1 feet to an iron pin; thence along Howard Jones, et al, S 62-30 E, 1,168.2 feet to an iron pin; thence S 37 W, 382.8 feet to an iron pin; thence S 38-30 E, 504.9 feet to an iron pin; thence S 46-30 E, 475.2 feet to an iron pin; thence S 35-30 E, 686.4 feet to an iron pin; thence along Ballenger, N 60-30 E, 510.3 feet to the point of beginning and being the same property conveyed to us in deed book 391 at page 497, which described 114 acres, less 5.08 acres to Ballenger in deed book 513 at page 534, and 0.7 acres to Ruth Meeks in deed book 668 at page 489.