

MAR 18 11 40 AM 1964 ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, we, Donald J. Klimek and Edne L. Klimek

(hereinafter referred to as Mortgagor) is well and truly indebted unto Quentin O. Ball

(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

One Thousand and no/100----- Dollars (\$ 1,000.00 ) due and payable  
as follows: \$23.49 on the 1st day of April 1963 and \$23.49 on the 1st day of  
each month thereafter until paid in full, to be applied first to interest then  
to principal, borrower to have right of prepayment without penalty

with interest thereon from date at the rate of SIX per centum per annum, to be paid monthly

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, Town of Piedmont, known as Lot 10 of Piedmont Avenue Extension as shown on a plat of the property of E. L. Hallman and M. L. Propp, by Dalton and Neves, July 1957 and recorded in Plat Book KK at page 94 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on Piedmont Avenue Extension, corner of Lot 11, thence with said avenue, S. 76-43 E. 100 feet; thence along the line of Lot 9, N. 13-17 E. 173.5 feet; thence S. 83-45 W. 54 feet; thence N. 79-43 W. 49.2 feet to the rear of Lot 11; thence along the line of Lot 11, N. 13-17 E. 153.4 feet to Piedmont Avenue Extension, the beginning point.

This is a second mortgage junior in priority to the mortgage in favor of Palmetto Building and Loan Association of Laurens.

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.

*This mortgage and indebtedness paid in full April 1<sup>st</sup> 1964  
And I authorize Register of Meane Conveyance to satisfy  
same on record*

*Quentin O Ball*

*witness:*

*R. J. Wilson*

*J. D. Wasson*

SAFETY  
31<sup>st</sup> DAY OF March 1964  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:44 O'CLOCK A. M. NO 27755