

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, John T. Ballard,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bates & Cannon, Inc., its successors and assigns,

(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 Two Hundred and NO/100-----

-----Dollars (\$ 200.00) due and payable

on or before June 1, 1965,

no interest.

~~with interest thereon from date at the rate of~~ ~~per centum per annum to be paid~~

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, being known and designated as Lot No. 32 of Blue Mountain Park made by Beeson Engineering Company dated March 16, 1955, recorded in the RMC Office for Greenville County in Plat Book EE at Page 121 and having a frontage of 125 feet on the northeasterly side of west Sable Court, a depth of 155.2 feet on the northwesterly side, a depth of 174.9 feet on the southeasterly side and 126.6 feet across the rear and being the same property conveyed to the mortgagor herein by deed of Melvin F. Thompson to be recorded herewith.

This mortgage is given for part of the purchase price of the within described property and is second and junior in lien to mortgage recorded in the RMC Office for Greenville County in Volume 840 at Page 165.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 596

SATISFIED AND CANCELLED OF RECORD

DAY OF June 19 72
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:49 O'CLOCK P M. NO. 32799