SEP 1 10 04 AM '70

SEP 1 10 04 AM '70

STATE OF SOUTH CAROLINGLIE FARNSWORTH
COUNTY OF Greenville R. H. C.

BOOK 1165 PAGE 123

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Lloyd R. Ballew

thereinalter referred to as Morigagor) is well and truly indebted unto South Carolina

Capitol Credit Plan of Greenville,

(hereinofter referred to as Martgagee) as evidenced by the Martgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six thousand seven hundred and twenty and poyoble no/100

6,720.00

in 48 equal installments of \$140.00 beginning October 1, 1970 and on the first day of each month thereafter until paid in full.

paid in advance by way of discount.

WHEREAS, the Motigagor may hereafter become indebted to the saidMotigages for such further sums as may be advanced to or for the Motigagor's account for taxes, insurance premiums, public gasessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Marigagar, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of and other and further sums for which the Marigagar may be indebted to the Marigagae at any time for advances made to or for his account by the Marigagae, and also in consideration of the further sum of Three Dollars (\$3.00) to the Marigagae in hand well and truly paid by the Marigagae of 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 done grant, bargain, sell and release unto the Marigagae, its successors and assigns:

being in the Store of South Corolina, Country of Greenville, Greenville Township, and being known and designated as Lot No. 4 of a subdivision known as Woodbriar, a plat of which is recorded in the R.M.C. Office for Greenville Country in Plat Book "EE" at page 6, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Marion Road at the joint front corner of Lots Nos. 3 and 4 and running thence N. 58-58 W., 161.8 feet to a point at the joint rear corner of Lots Nos. 3 and 4; thence S. 22-17 W., 70.8 feet to a point at the joint rear corner of Lots Nos. 4 and 5; thence S. 58-58 E., 150 feet to a point on the Northwestern side of Marion Road N. 31-52 E, 70 feet to the point of beginning.

Subject to all easements, restrictions and rights of way of record.

This being the identical property conveyed to me by deed of Lonnie Davis d/b/a Davis Electrical Contractors of even date and to be recorded herewith.

This is a purchase money mortgage.

Together with all and singular rights, members, herditaments, and appurlenances to the same belonging in any way incident ar 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 uttached, connected, or fitted thereto in any mining; 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 soid premises unto the Martgagee, its heirs, successors and assigns, farever,

The Mortgagor covenients that it is lawfully served of the premises hereinabove described in fee simple absolute, that it has good right and is Inwfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all leins and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.