

# MORTGAGE

THIS MORTGAGE is made this 2nd day of December 1977, between the Mortgagor, Richard A. Ballenger and Audrey R. Ballenger (herein "Borrower") and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

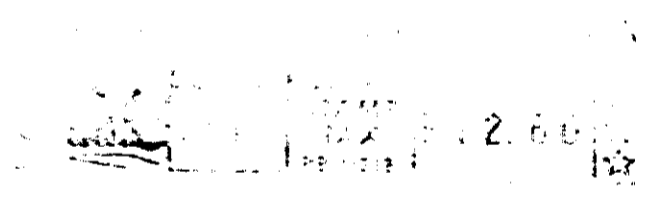
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2007

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land designated as Lot No. 10, containing 2.62 acres, more or less, as shown according to a plat of Tall Pine Estates, prepared by R. B. Bruce, R.L.S., dated 4/12/76, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the center of State Park Road at the corner of an easement heretofore conveyed to the Grantees herein and running thence S. 34-37 W., 444.7 feet; thence with Lot 7, N. 70-50 W., 153 feet; thence with Lots 8 and 9, N. 12-48 E., 488.9 feet; thence S. 89-39 W., 40 feet to the center line of State Park Road; thence with the center line of State Park Road, S. 57-11 E., 278.8 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed from Grady L. Stratton, As Trustee, by deed Dated October 4, 1977, recorded October 12, 1977, in Deed Book 1066 at page 468.



which has the address of Route # 4, State Park Road, Travelers Rest S. C. 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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