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GREENVILLE CO. S. C.

BOOK 1437 PAGE 43

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 3 10 57 AM '78  
DANNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JEFF BALLENGER AND MILDRED C. BALLENGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 One Hundred Thirty Eight and 36/100

Dollars (\$ 9,138.36 ) due and payable

in accordance with terms of note of even date herewith

including

~~and~~ interest thereon from date at the rate of 12.60 apr 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:

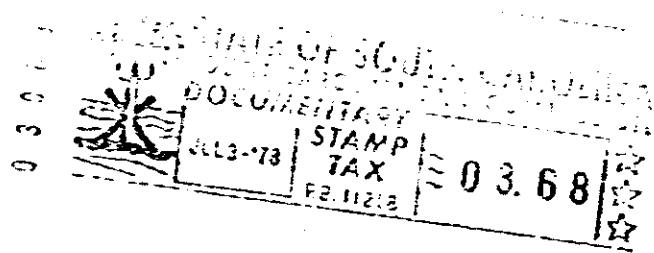
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Oneal Township, located on the northeast side of a county road which leads from State Highway No. 101 near the Old Tandy Bruce place and back to said state highway at the old Robert Mason farm, bounded on the southwest by said county road, and on all other sides by lands of the grantor, having the following courses and distances:

BEGINNING on an iron pin on the southwest side of the road, the southern-most corner of the lot, and runs thence N. 43.05 W., 90 feet to an iron pin in said county road (iron pin also on the northeastern bank of road at 16 feet); thence N. 36.15 W., 182 feet to an iron pin; thence S. 43.05 E., 150 feet to an iron pin; thence S. 55.20 W., 181 feet to the beginning corner, containing one-half acre, more or less.

This is the same property conveyed to the mortgagors by deed of Mamie Burton Cheeks recorded in the R.M.C. Office for Greenville County on September 25, 1956.



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 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.

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