

Mortgagee's mailing address: c/o Dr. Robert G. Mahon, 801 Crescent Ave., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

29601
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Robert M. Ballinger and Martha B. Ballinger

(hereinafter referred to as Mortgagor) is well and truly indebted unto Washington House Associates, a limited partnership

(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 Twenty Five Thousand and 00/100

Dollars (\$ 25,000.00) due and payable

Interest only, for the first two (2) years, shall be payable in monthly installments beginning September 29, 1979 and continuing on the 29th day of each successive month thereafter until August 29, 1981. Beginning September 29, 1981, the principal sum shall be paid in amortized payments over an eight (8) year term. A payment of principal and interest of \$ 379.36 shall be due and payable on September 29, 1981 and a like sum on each successive month thereafter until paid in full. Payments shall be applied first to interest and then to principal with the privilege to prepay in full or in part at any time. with interest thereon from date at the rate of ten 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

ALL those certain pieces, parcels or lots of land in the City of Greenville on the Northerly side of East Washington Street and designated as Lots 2 & 3 on plat of property of Pride and Patton dated November 12, 1908, and recorded in the Office of the R.M.C. Of Greenville County in Plat Book A, Page 442, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northerly side of East Washington Street (formerly Washington Road) at the joint front corner of Lots 1 and 2 and running thence with the joint line of said lots, N. 15 W. 212 feet to an iron pin on the Southerly side of a 10 foot alley; thence N. 69-35 E. 142 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence with the joint line of said lots, S. 17-24 E. 212 feet to an iron pin on the Northerly side of East Washington Street; thence with the Northerly side of East Washington Street, S. 69-35 W. 150.2 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors by deed of Washington House Associates, a limited partnership, of even date, to be recorded herewith.

This is a second mortgage and is junior in lien to that certain first mortgage given by Robert M. Ballinger and Martha B. Ballinger in the original sum of \$75,000.00 of even date, to Carolina Federal Savings and Loan Association.

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.

SO 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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part at any time.