

GREENVILLE, S.C.  
MARCH 16 PM '80  
DORRIS L. WILSON  
LRSLEY

**MORTGAGE**

BOOK 1499 PAGE 39

0039

THIS MORTGAGE is made this 24th day of March 1980, between the Mortgagor, Dallas L. Ballew and Barbara E. Ballew (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Six Hundred and No/100 (\$19,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated 24 March 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 March 2005

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 certain piece, parcel, or lot of land, situate, lying, and being on the east side of Alice Street in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 7, Section F, Woodville Heights, on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book "K", at Page 273, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Alice Street, joint front corner of Lots Nos. 6 and 7, and running thence with the joint lines of said lots, S. 87 E. 160 feet to an iron pin in a 10 foot strip reserved for utilities; thence with said strip N. 03-00 E. 70 feet to an iron pin, joint rear corner of Lots Nos. 7 and 8; thence with the joint lines of said lots, N. 87 W. 160 feet to an iron pin on the east side of Alice Street; thence with said Street S. 03-00 W. 70 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Glenn L. Lowe and Gay N. Lowe, recorded 15 March 1979, RMC Office for Greenville County, S. C., in Deed Book 1098, at Page 483.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.

which has the address of 112 Alice Street, Greenville, South Carolina 29611 (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 seized 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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