

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1499 PAGE 350

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. L. Ballenger

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County
 Redevelopment Authority

(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 Five Thousand Three Hundred Twenty and no/100----- Dollars (\$ 5,320.00) due and payable in 180 consecutive monthly installments of Thirty-Six and 76/100 (\$36.76) Dollars, commencing May 15, 1980,

with interest thereon from said date at the rate of 3% 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 that certain lot of land with the improvements thereon, in the City of Greer, Chick Springs Township, Greer School District #285, said County and State, and having the following courses and distances, to-wit:

Beginning on the Greenville-Spartanburg County line; thence along said line North fifty (50) feet; thence westward along the line of Lee McMakin one hundred fifty (150) feet to line of property formerly of Mrs. Leona Brockman or of L. Jackson Green, but later said to be Lee McMakin, south fifty (50) feet; thence eastward along and with the lot now or formerly of James Nesbitt, one hundred fifty (150) feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed from Maggie Miller Kelley, as recorded in the R.M.C. Office for Greenville County in Deed Book 560 at Page 505 on September 6, 1956.

Greenville County Redevelopment Authority
 Bankers Trust Plaza, Box PP-54
 Greenville, South Carolina 29601

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 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 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 whatsoever lawfully claiming the same or any part thereof.