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R. H. C.

MORTGAGE

BOOK 1208 PAGE 419

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donna G. Ballard

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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.

ZAIL that स्वकासाम्भारण-parest or lot of-land, with-all-improvements-thereon, hereafter constructed thereon, attude, heing-ind-heing north-State of South Carolina, County of Cremmille,

All that certain piece, parcel or lot of land with buildings and improvements thereon, lying and being on the easterly side of Great Glen Road, near the City of Greenville, S. C., being known and designated as Lot Number One hundred Sixty-three (163) on a plat entitled "Del Norte Estates", as recorded in the R.M.C. office for Greenville County, S.C. in Plat Book WWW at pages 32 and 33, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at an iron pin on the eastern side of Great Glen Road, said pin being the joint front corner of Lots 162 and 163, and running thence with the common line of said lots N 37 - 20 E 167.4 feet to an iron pin, the joint rear corner of Lots 162 and 163; thence N 51 - 27 W 50 feet to an iron pin, the joint rear corner of Lots 163, 164 and 166; thence with the common line of Lots 163 and 164 N 76 - 12 W 106 feet to an iron pin on the Eastern side of Great Glen Road; thence with the Eastern side of Great Glen Road S 2 - 23 E 153.5 feet to an iron pin; thence S 36 - 59 E 41.15 feet to an iron pin; thence S 71 - 36 E 10 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor on even date by Λ . James Nelson.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fix tures and equipment, other than the usual household furniture, be considered a part of the real estate.