

FILED  
GREENVILLE CO. S. C.  
JUN 16 3 39 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

1341 784

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David T. Ballenger and Frances W. Ballenger

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty Thousand Nine Hundred and no/100-----

DOLLARS (\$ 30,900.00-----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, June 1, 2005.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 72 on plat of Knollwood Heights, recorded in Plat Book 4R at page 91 and having such courses and distances as will follow:

BEGINNING at an iron pin on Brockman Drive at the joint front corner of Lots 72 and 71 and running thence along the joint line of said lots, S. 2-10-28 E. 160 feet to an iron pin at the rear of said lots; thence along the rear of Lot 72 the following courses and distances: N. 87-49-32 E. 63.72 feet and S. 63-30 E. 41.28 feet to an iron pin; thence along the line of Lot 72, N. 14-36-40 E. 164.22 feet to an iron pin on Brockman Drive; thence along Brockman Drive, N. 82-10-54 W. 130.15 feet to an iron pin; thence S. 87-49-32 W. 19.19 feet to the point of beginning.



2,500 2-73 KP

MORTGAGE

4328 RV-2