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# MORTGAGE

THIS MORTGAGE is made this twenty Third day of August, 1982, between the Mortgagor, William R. Ballew and Eugenia L. Ballew, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on \_\_\_\_\_;

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.

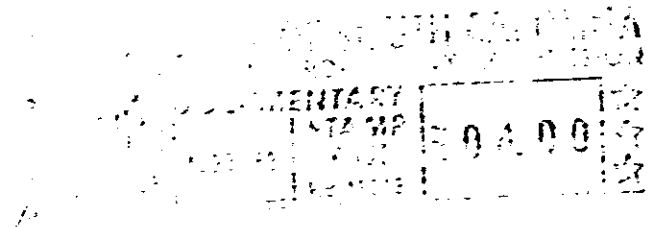
All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located just off Jones Road, on the north side of Sunset Drive, and being shown and designated as Lot No. 18 on plat of property made for E. A. Burch and W.R. Frier by J.Q. Bruce, Surveyor, dated January 12, 1950, and having the following courses and distances, to-wit:

BEGINNING at the joint front corner of Lots 18 and 19, and running thence along the common line of said lots, N. 63-29 W. 124 feet; thence along land now or formerly of Pink Howard, N. 29-32 E. 157 feet to old pin at joint rear corner of Lots 17 and 18; thence as the common line of Lots 17 and 18, S. 35-30 E. 217 feet to Sunset Drive; thence with said drive S. 79-38 W. 93 feet to the beginning corner.

This being the same property conveyed to grantor by deed of McClimon & Hill, Inc. recorded in Deed Book 1025 at page 692, R.M.C. Office for Greenville County.

Sunset Drive is now known as Sherwood Drive.

This is a second mortgage and is junior in lein to that mortgage executed by William R. Ballew and Eugenia L. Ballew to Greer Federal Savings & Loan recorded in Greenville County R M C Office in Mortgage Book 1366, Page 679 on May 4, 1976.



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which has the address of 115 Sherwood Drive Greer, South Carolina 29651 (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 seised 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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