

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROPERTY—LAND AND CO.—GREENVILLE 5149

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ernestine W. Ballenger SEND GREETINGS:

Whereas, I the said Ernestine W. Ballenger
in and by my certain promissory note in writing, of even date with these presents, AM
well and truly indebted to E. P. Edwards

in the full and just sum of Nine Hundred Sixty-three and No/100 (\$963.00) Dollars
~~(\$-----)~~ Dollars, to be paid One year from date hereof,

with interest thereon from maturity at the rate of 7 per centum per annum, to be computed and paid ANNUALLY

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Ernestine W. Ballenger
ME, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said E. P. Edwards

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to ME
the said Ernestine W. Ballenger
in hand well and truly paid by the said E. P. Edwards

ME at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said B. P. Edwards and his heirs and assigns forever:

All of that parcel or lot of land with improvements thereon, in the City of Greer, County of Greenville, South Carolina, lying on the north side of E. Poinsett Street, 153 feet east from the main line of the P. & N. Railway track, having the following courses and distances:

BEGINNING at a point on the curb on East Poinsett Street, 153 feet east from the main line of the P. & N. Railway track, and runs thence N. 32.30 E. 77.4 feet to a stake, 50 feet from the center of main line of said railway; thence along a line parallel with the center line of said railway track and 50 feet therefrom a distance of 90 feet to a stake on line of R. D. Dobson Estate property; thence with the R. D. Dobson Estate line S. 30.00 W. 137.5 feet to a stake on the north side of East Poinsett Street; thence with said street N. 59.38 W. 72 feet to the beginning corner, and being the same lot of land conveyed to me, the mortgagor, by Ethel M. Crowder, by deed dated January 12, 1943, recorded in the R.M.C. Office for Greenville County in Deed Book 250, at page 330.

This mortgage is junior to a certain mortgage heretofore executed by me to E. P. Edwards which is in full force and effect.