

FEB 1 10 53 AM 1962

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James E. Ballard, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Fifteen Hundred and No/100

DOLLARS (\$1500.00), with interest thereon from date at the rate of six (6%) per centum per annum, 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.

February 1, 1962

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 hereby 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 in the State of South Carolina, County of Greenville, Austin Township on the southwest side of a surface treated road, leading from Simpsonville to Jonesville School, about one-half mile north of the town of Simpsonville and being lot No. 18 on plat of property of S. T. Holland made by J. Q. Bruce, surveyor, dated October 14, 1949 and recorded in the R.M.C. Office for Greenville County in Plat Book W at Page 103, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Jonesville Road at the corner of Lot No. 17 and running thence with the line of lot No. 17 S 51-30 W, 200 feet to an iron pin; thence along the line of lot No. 36, S 36-30 E, 100 feet to an iron pin; thence along the line of Lot No. 19, N 51-30 E, 200 feet to an iron pin on the southwest side of Jonesville Road, N 38-30 W, 100 feet to the beginning corner and being the same property conveyed to the mortgagor by deed of J. E. Ballard, Sr., recorded in Deed Book 413 at Page 393.

*Laid in full this 31st day
of Jan. 1962
Fountain Inn Federal Savings & Loan Assoc.
By: J.A. Armstrong, mgr
Witness:
Mildred B. Jordan
James P. Bentley*

*RECORDED AND INDEXED BY CLERK
DATE OF RECORDED
21
Ollie Parkworth
9:22
26103*