

GREENVILLE
DEC 10 2 55 PM 1963
O.L.M.C.

MONTHLY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A. B. Ballenger and Georgie Lee S. Ballenger

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Paul Roache

(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 Two Thousand Six Hundred Twenty-seven and 75/100-----
-----Dollars (\$2,627.75-----) due and payable as follows: Thirty Dollars (\$30.00) on the first day of September, 1963, and Thirty Dollars (\$30.00) on the first day of each and every month thereafter until the entire amount has been paid; payment to be applied first to the interest and then to the principal.

with interest thereon from date at the rate of SIX per centum per annum, to be paid: MONTHLY

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 purposes:

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 certain 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, on the Saluda River, containing twenty-four and one fourth (24 $\frac{1}{4}$) acres, more or less, and bounded on the West by the Saluda River, and adjoining lands of H. M. Lollis and others, and being composed of two parcels of land, one of twenty-three (23) acres, and one of one and one-fourth (1 $\frac{1}{4}$) acres conveyed to the late J. Walter Kelley by E. Inman, Master for Greenville County, by deed dated March 9, 1933 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Book J. at page twenty-four (24).

ALSO: "All that piece, parcel or lot of land in Oaklawn Township, County, State of South Carolina containing five and seventeen hundredths (5 17/100) acres more or less adjoining lands of Homer Neely, the said W. Paul Roache, and also lands of ourselves. The said lands being a part of the land conveyed to us by the Federal Land Bank of Columbia, South Carolina. The record pertaining thereto in the R. M. C. Office for Greenville County, State aforesaid, this land is shown by plat made by B. P. Wigington, Surveyor, March 26th 1943 and are as follows:

BEGINNING at a white oak tree on the side of a hill and running thence North 43 $\frac{1}{2}$ East 930 feet to an iron pin in center of public road; thence along the public road South 17 East 554 feet to a corner in public road; South 80 West 815 feet more or less to the Beginning corner."

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.