

MORTGAGEES' ADDRESS:
P. O. Drawer 969
Greenville, S.C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, CO. S. C.

BOOK 1407 PAGE 792

AUG 22 4 40 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank and Annie Pearl Findley Ballentine, as Co-Trustees of the Estate of the late A. F. Ballentine,

(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 and No/100----- Dollars (\$ 30,000.00) due and payable
as per the terms of said note;

with interest thereon from _____ date _____ at the rate of 9 1/2 per centum per annum, to be paid: as per the terms of said note.

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 northern side of Haynie Street, and being shown and designated on a plat entitled PROPERTY OF A.F. BALLENTINE, dated August 1924, and recorded in the RMC Office for Greenville County, S.C. in Plats Book F at Page 250, being Lots 3, 4, 5, 6, 9, 10, the greater portion of Lots 7 and 8, and the rear portion of Lots 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Haynie Street at the southwestern corner of said tract and running thence N. 9-42 W. 187 feet to a point on the northwestern corner of said tract; thence running N. 81-02 E. 103.6 feet to a point on an unnamed street; thence S. 9-45 E. 187 feet to a point on Haynie Street; thence with the edge of Haynie Street S. 81-02 W. 103.8 feet to an iron pin, the point of beginning; also, beginning at a point on the unnamed street 70 feet from the intersection of Haynie Street and running thence with the edge of the unnamed street N. 9-45 W. 117.5 feet to a point; thence N. 81-02 E. 98 feet to a point; thence S. 9-45 E. 117.3 feet to a point; thence S. 81-02 W. 98 feet to a point on the eastern side of said unnamed street, the point of beginning.

ALSO, ALL that certain piece, parcel or tract of land in the Town of West Greenville, having a frontage of 200 feet on the northern side of Perry Avenue, with a depth in parallel lines of 192 feet to an unnamed street, now Doe Street, and measuring 200 feet along the said street, being known as Lots 57, 58, 59 and 60 on a plat of the lands of Furman and Haynesworth.

This being the identical property conveyed to the mortgagors by deed of the mortgagees, to be executed and recorded of even date herewith.

DOCUMENTARY
STAMP
TAX \$ 12.00
RS 11218

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 whomsoever lawfully claiming the same or any part thereof.

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