

263 of 662  
Reeves, C. Joe 27640  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE S.C.  
10 13 10 23 AM '78  
MORTGAGE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. JOE BALLEW, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY REEVES

(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

Dollars (\$ 6,000<sup>00</sup> ) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE 10-1-78 at the rate of 9% per centum per annum, to be paid:

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, City of Greenville, situate, lying and being on the Northeastern side of Greenland Drive and being shown as Lot Nos. 39 and 40 on a plat of PLEASANTBURG FOREST, made by Dalton & Neves, Engineers, August 1956, with addition thereto dated January 1961, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at Page 162, and having the courses and distances shown thereon.

The Mortgagor having acquired a 1/2 interest herein by deed of Furman University dated November 7, 1973, and thereafter filed in the RMC Office for Greenville County on November 8, 1973, in Deed Book 988 at Page 31. Thereafter, the Mortgagor acquired the other 1/2 interest herein by deed of C. Joe Ballew, Sr. dated September 29, 1978, and thereafter filed in the RMC Office for Greenville County on \_\_\_\_\_, 1978, in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.

Derivation: C.J. Ballew, Sr. Deed Book 1089 page 447, Oct. 6, 1978.

1978 1120

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
02.40  
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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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