

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
JUN 5 12 52 PM '88  
DONN ANDERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JULIA M. TIGUE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto AUSTIN L. BALLARBY

B-4 35.3  
Mortgage S.C. 29661

(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

Seven Hundred Fifty and No/100

Dollars (\$750.00) due and payable

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX, 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,

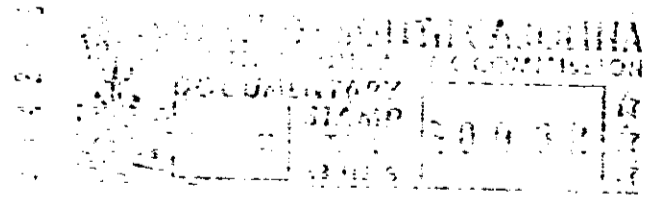
In Bates Township, on the Southwest side of Jackson Avenue, in the town of Marietta, and being shown as Lot No. 13, on a Plat of the property of Daisy B. Cleveland, made by W. J. Riddle, April 1951, and described as follows:

BEGINNING at a stake on the Southwest side of Jackson Avenue, 150 feet Northwest from a County Road and running thence S 47-30 W 150 feet to a stake at corner of Lot 27; thence with the line of said Lot N 46-00 E 25 feet to a stake at corner of Lot 12; thence with the line of Lot 12 N 47-30 E 150 feet to a stake on Jackson Avenue; thence with the SW side of said Avenue S 46-00 E 25 feet to the beginning corner, being all of the same conveyed to W. H. Surrentt by Daisy B. Cleveland, June 13, 1951, recorded in the RMC Office of Greenville County, in Book of Deeds 517, page 546.

ALSO, all that piece, parcel, and lot of land being a part of Lots 20 and 21 from a Plat of the property of J. Norwood Cleveland and Estate of R. Mays Cleveland, made by W. M. Rast, December 1927, recorded in the RMC Office for Greenville County, State of South Carolina, in Book (Plat) "I", page 132-133, and having the following metes and bounds:

BEGINNING at a point on the Western side of Lot 21, 100 feet from Mill Road and running with line of said Lot N 42-45 W 50 feet to the line of Lot 13; thence following the line of Lot 13 N 47-15 E 35 feet to a point on the N/3 of Lot 20; thence S 42-45 E 50 feet to a stake; thence S 47-15 W 35 feet to the beginning corner, being a part of the property conveyed to W. H. Surrentt by Deed of Daisy B. Cleveland, August 6, 1943, recorded in the RMC Office of Greenville County in Volume 255, page 269.

Mortgagee has conveyed his one-half (1/2) interest in and to said property to Mortgagor by deed dated and filed concurrently herewith.



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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