

Doc stamps n#4280.76

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

11 15 AM '80
WARRERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagors Title was obtained by Deed
From J. H. Morgan and
Recorded on March 11, 19 74
See Deed Book # 995 Page 179
of Greenville County.

WHEREAS, Robert E. Ballard & Bonnie L Ballard

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

First Financial Services Inc. D/B/A Fairlane Finance company

(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 Thousand One Hundred Twenty Eight Dollars and No Cents Dollars (\$ 7128.00) due and payable
Whereas the first payment in the amount of ninety nine dollars and no cents is first due 7-27-80 and each additional apyment in the amount of ninety nine dollars and no cents (99.00) will be due on the 27th of the month until paid in full.

~~Signature~~
B.L.B.

~~Signature~~
B.L.B.

~~Signature~~
B.L.B.

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

All that lot of land in the county of Greenville, State of South Carolina, known and designated as Lot No 5 on plat of Section Two, Coachman Estates, made by Campbell and Clarkson Surveyors, Inc., February 4, 1972, which plat is recorded IN the R.M.C. Office for Greenville County, South Carolina in Plat Book 4R at page 29, and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the east side of existing county road at the joint front corner of Lots 5 and 6, and running thence along the common line of said lots S. 71-01 E. 153.7 feet to an iron pin; thence N. 22-32 E. 80 feet to an iron pin; thence along the common line of Lots 4 and 5 N. 70-59 W. 162 feet to and iron pin; thence with the east side of County Roads S. 16-36 W. 80 feet to the point of beginning.

This conveyance is made subject to any restriction, zoning ordianances or easements that may appear of record, on the recorded plat(s), or on the premises.

STATE OF SOUTH CAROLINA
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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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