

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

REC'D  
S. C.  
JUL 18 1982  
DONALD W. WATERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1575 PAGE 129

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William A. Ball and B. Luanna Ball

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Allen Lucas and Susan S. Lucas

(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

Twenty Thousand and no/100----- Dollars (\$ 20,000.00 ) due and payable

per terms of note of even date

with interest thereon from date at the rate of 12% per centum per annum, to be paid: per terms of 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, being known and designated as Lot No. 462 on that certain plat of Del Norte Estates, Section 5, prepared by Piedmont Engineers & Architects, dated May 23, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4R at page 17 and have according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 462 and 463 on the right-of-way for Bransfield Road and running thence with the joint side line of Lots 462 and 463 S. 5-58 E. 130 feet to an iron pin at the joint rear corner of Lots 462 and 463; thence S. 84-02 W. 95 feet along the joint rear line of Lots 462, 460 and 442 to an iron pin thence N. 5-58 W. 130 feet along the joint side line of Lots 462 and 461 to an iron pin at the joint front corner of Lots 462 and 461; thence with the right-of-way of Bransfield Road N. 84-02 E. 95 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed from C. Allen Lucas and Susan S. Lucas dated July 13, 1982.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
TAX \$ 00.00  
JUL 18 1982

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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 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 whomsoever lawfully claiming the same or any part thereof.

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