

MORTGAGE OF REAL ESTATE

BAIRD & WHITE, PRINTERS, SPARTANBURG, S. C. 148732

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mr. C. D. Ballenger and Ethel Ballenger

SEND GREETING:

WHEREAS, *we*, the said *C. D. Ballenger and Ethel Ballenger*

in and by *our* certain *promissory* note in *writing*, of even date with

these presents *are* well and truly indebted to *The Carolina Loan and Trust*

in the full and just sum of *One Hundred (\$100.00)* Dollars

to be paid: *one year after date*

Paid, satisfied and cancelled
may 22, 1936
James C. Beach
President

with interest thereon from *date* at the rate of *seven*

per cent. per annum, to be computed and paid *annually*

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of *Twenty five Dollars (\$25.00)*

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, *Mr. C. D. Ballenger*, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, *The Carolina Loan and Trust Company*, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor, *Mr. C. D. Ballenger*, in hand well and truly paid by the said Mortgagee, *The Carolina Loan and Trust Company*, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, *The Carolina Loan and Trust Company*, and *its* successors, heirs and assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in *Greenville Township, Greenville* County, State aforesaid,

northwest of the city of *Greenville*, on the west side of *Franklin Road* and being a portion of the tract of land known as *Hilltop* tract and having the following metes and bounds:

Beginning at the corner of lot no. 63, and running thence along the west side of Franklin Road, N. 46-03 E. 60 feet to the corner of lot no. 66; thence N. 44 W. 350 feet to iron pin; thence S. 46-03 W. 60 feet to the corner of lot no. 63; thence along the north side of that lot 350 feet, more or less, to the beginning corner, and being known and designated as lot no. 64, and the same lot conveyed to C. D. Ballenger and Ethel Ballenger by D. A. Bishop on October 30, 1935, by deed to be recorded.

Said lot is known and designated as lot no. 64 on plat recorded in the P. M. C. Office for Greenville County in Plat Book 6, page 112.

This mortgage is in addition to the mortgage held by the Carolina Loan and Trust Company which was executed by D. A. Bishop, recorded in the P. M. C. Office for said Greenville County in Deed Book 208, page 244.

For value received the Carolina Loan & Trust Company hereby assigns, transfers and sets over unto Mrs Sol Knigoff the within mortgage and the note it secures without recourse this 31st day of March 1936.

Witness:
Azalea Godfrey
Mary Chandler

Carolina Loan & Trust Co.
W. R. Hale, Pres.

Assignment Recorded April 16th. 1936 at 3:50 P. M. #4437