

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Flora A. Ballenger

SEND GREETING:

WHEREAS, I the said Flora A. Ballenger

in and by my certain promissory note, in writing, of even date with these presents

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

THREE THOUSAND AND NO/100

(\$ 3,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWENTY-EIGHT AND NO/100

(\$ 28.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee 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 said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I Flora A. Ballenger

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said Flora A. Ballenger in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situated lying and being in the State of South Carolina, County of Greenville.

and in Greenville Township, near the City of Greenville, and being known and designated as Lot No. 17 on plat of Lanneau Drive Highlands made August, 1937, by Dalton & Neves, Engrs., and having, according to plat thereof recorded in the R.M.C. office for Greenville County in Plat Book D, pages 288 and 289, the following meted and bounds, to-wit:

"BEGINNING at an iron pin on Ponce De Leon Drive at corner of Lot No. 18, and running thence with line of Lot Nos. 18 and 19, S. 63-47 W. 160 feet to an iron pin on Lanneau Drive, corner of Lots Nos. 17, 19 and 20; thence with the line of Lot No. 20, S. 26-13 E. 50 feet to an iron pin at corner of Lot No. 16; thence with line of Lot No. 16, N. 63-47 E. 160 feet to an iron pin on Ponce De Leon Drive; thence with Ponce De Leon Drive, N. 26-13 W. 50 feet to the beginning corner, together with a right-of-way ten feet in width over Lot No. 20, for the purpose of ingress and egress unto said lot from Lanneau Drive, said right-of-way beginning at an iron pin at joint corner of Lots 17, 19 and 20, and running thence with Lanneau Drive S. 1-09 W. 10 feet; thence N. 63-47 E. 15 feet, more or less, to line of Lot No. 17; thence N. 26-13 W. 10 feet to the beginning corner."

Being the same lot conveyed to me by O. K. Schwiers by deed dated March 15, 1938 and not yet recorded.

Satisfied and Cancelled
First Federal Savings and Loan Association of Greenville, S.C.
Z. A. Smith, President
Jan 31 1946

Virginia

NOTIFIED AND CANCELLED
RECORDED
31
3:52
R. M. C. FOR GREENVILLE COUNTY, S. C.
1608