

MORTGAGE OF REAL ESTATE - G.R.E.M. 10

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John J. Ballenger, of Greenville County, S. C.

SEND GREETINGS:

WHEREAS I, John J. Ballenger, the said

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Eight Hundred and No/100 (\$ 800.00) Dollars,

Twelve and No/100

with interest at the rate of (6%) per centum per annum, to be repaid in installments of (\$ 12.00) Dollars upon the first day of each and every calendar month hereafter 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 a reasonable 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.

John J. Ballenger

NOW, KNOW ALL MEN, That I, the said

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

John J. Ballenger

the said in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property, to wit: "All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

Greenville Township, in the City of Greenville, known and designated as lot No. 3 of the property of W. E. and J. T. Berry, according to plat recorded in Plat Book "H", page 162, made by C. M. Furman, Eng. and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Northeast corner of Lawton Avenue and Douthit Street and running thence S. 71-15 E. 48.6 feet to iron pin; thence N. 17-12 E. 125.2 feet to iron pin; thence N. 71-39 W. 46 feet to iron pin; thence S. 18-23 W. 125 feet to point of beginning. Being the same property conveyed to John J. Ballenger by J. Furman Berry, by deed dated June 3, 1931, recorded in Book of Deeds 157, at page 383.

PAID AND SATISFIED IN FULL THIS 21 DAY OF April 1947 FIDELITY FEDERAL SAVINGS & LOAN ASS. BY J. W. Ballenger SECRETARY-TREAS. WITNESS: W. A. Merritt, Beatrice H. Nash

SANCTIONED AND CANCELLED OF RECORD 23 DAY OF April 1947 R.M.C. FOR GREENVILLE COUNTY, S. C. AT 11:08 O'CLOCK A. M. NO. 7843