

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVIDENCE-LANARD CO.—GREENVILLE 51419

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I
Whereas, I the said J. R. Ballentine
in and by a certain promissory note in writing, of even date with these presents, I am
well and truly indebted to A. F. Ballentine
in the full and just sum of Two thousand Five Hundred and 00/100 Dollars
to be paid \$500.00 per year as outlined in promissory notes attached, with the privilege of paying the full amount at the end of any year.

with interest thereon from date at the rate of 6 per centum 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, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said J. R. Ballentine
in consideration of the said debt and sum of money aforesaid and in securing the payment thereof to the said X
according to the terms of the said note, and also in consideration of the further sum of Three Dollars
the said J. R. Ballentine
in hand well and truly paid by the said A. F. Ballentine

RECORDED AND INDEXED
MAY 19 1926
S. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:45 P.M. #9695

at and before 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

A. F. Ballentine, my equity in the following described land to-wit:

All that certain piece, parcel or lot of land, situated, lying and being on the Eastern side of and known as No. 30 Rowley Street, in the city of Greenville, in the County of Greenville, in Greenville Township, in the State of South Carolina, being shown and designated as lot No. 13, Section "H" on Plat of property of Stone Land Co., recorded in Plat Book "A" at Pages 337-345; and being bounded as follows; on the West by Rowley Street, on the North by lot now or formerly owned by Caroline T. Taylor, on the East by lot now or formerly owned by W. H. Powe, and on the South by lot now or formerly owned by Joseph R. Bryson, and having the following metes and bounds to-wit:

Beginning at a point on the Eastern side of Rowley Street, corner of the Taylor lot, running thence with the Eastern side of Rowley Street, S. 20-19 W. 55 feet to an iron pin, corner of the Bryson lot; thence with the line of said lot, S. 71-50 E. 192 feet seven inches to an iron pin, corner of the Powe lot; thence with the line of said lot, N. 20-19 E. 55 feet to an iron pin, corner of the Taylor lot; thence with the line of said lot N. 71-50 W. 192 feet seven inches to the point of beginning on Rowley Street. Said premises being that conveyed to J. R. Ballentine by Farmers Loan and Trust Co., by deed dated April 15th 1926 and recorded in the R.M.C. Office of Greenville County on April 17th 1926 in Books of Deeds "116" at Page 101.