

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

I, Frank G. Ballenger

hereinafter spoken of as the Mortgagor send greeting,

Whereas I, Frank G. Ballenger

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of

Twenty-Seven Hundred and No/100- - - - - Dollars

(\$2700.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Twenty-Seven Hundred and No/100- - - - - Dollars (\$2700.00)

with interest thereon from the date hereof at the rate of Four per centum per annum, said interest

to be paid on the 1st day of May 1949 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day of June 19 49, and on the 1st day of each month thereafter the

sum of \$19.98 to be applied on the interest and principal of said note, said payments to continue

up to and including the 1st day of April, 1964, and the balance

of said principal sum to be due and payable on the 1st day of May, 1964;

the aforesaid monthly payments of \$19.98 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$2700.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, being lot No. 44 and the adjoining Northern 10 feet of lot No. 45 as shown on Plat of property of G. F. Cammer made by R. E. Dalton in February 1923, as revised in July 1935 and December 1940, and recorded in Plat Book "L" at Page 115 in the R. M. C. Office for Greenville County. Said lot has a frontage of 83 feet on the Western side of Rice Street (formerly Henrietta Avenue), a depth of 265.6 feet on the North, 281.9 feet on the South, and is 84.6 feet across the rear, and is the same property conveyed to the mortgagor by Sarah A. Hill by deed recorded herewith.

ALSO, one 30-Gallon Hot Water Storage Tank, it being the intention of the mortgagor that said chattel shall constitute a part of the real estate.

It is understood and agreed that this mortgage is junior in lien to a FHA Mortgage this day executed by the mortgagor to the mortgagee in the sum of \$3300.00.

For Satisfaction see R. M. C. Book 987 Page 406
Frank G. Ballenger
C. Douglas Wilson & Co.