

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 14 10 18 AM 1953

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James H. Ballew and Annie M. Ballew

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers' Rest, Travelers Rest, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Thousand Seven and 28/100

DOLLARS (\$ 1007.28),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: \$50.00 on April 12, 1953 and a like payment of \$50.00 on the 12th day of each month thereafter until paid in full, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually in advance

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, containing 18 acres, more or less, which is all that is left of a tract of 59 acres described as follows:

"BEGINNING on a stone and running thence N. 45 E. 4.95 chains to a stone; thence N. 34-15 W. 19.51 chains to an iron axle by a large pine; thence with the new dividing line, N. 60 W. 18.14 chains to an angle iron (near branch 50 feet plus or minus South); thence N. 78 W. 17 chains to a stone on the Southern bank of creek; thence S. 1-30 E. 14.18 chains to a stone; thence S. 80-30 E. 5.15 chains to a spring corner; thence S. 77-15 E. 35 chains to the beginning corner.

"It is the intention of the mortgagors herein to convey by way of this mortgage all of the above 59 acre tract, except the 41.07 acres, more or less, conveyed by the following deeds: (1) Volume 230, Page 3, (2) Volume 345, Page 425, (3) Volume 369, Page 317, (4) Volume 379, Page 521, (5) Volume 424, Page 288, (6) Volume 440, Page 151, (7) Volume 445, Page 55."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.