



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville }

To All Whom These Presents May Concern:

We, Frank A. Ballew and Willonell A. Ballew, of Greenville SEND GREETINGS:

WHEREAS, we the said Frank A. Ballew and Willonell A. Ballew

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Six Thousand and No/100 (\$ 6,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Fifty and No/100 (\$ 50.00) 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 beside 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 we, the said Frank A. Ballew and Willonell A.

Ballew

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 Frank A. Ballew and Willonell A. Ballew 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, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, on Mt. Pleasant Avenue between the New Buncombe Road and the Tindal Road, in Sans Souci Heights, a subdivision on the New Buncombe Road about four miles north of the City of Greenville, said lot being known and designated as Lot No. 36 on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book W, at page 155, which plat is hereby referred to and made a part hereof, the said lot having the following lines, courses and distances:

"BEGINNING at an iron pin on the southern edge of a three foot sidewalk running along Mt. Pleasant Avenue, said pin being the joint front corner of Lots Nos. 36 and 37; thence along the eastern line of Lot No. 37, S. 13-28 W. 130 feet to an iron pin, joint rear corner of said Lots Nos. 36 and 37; thence along the rear lines of Lots Nos. 41 and 42 and 43, S. 79-05 E. 135.3 feet to an iron pin, joint rear corner of Lots Nos. 35 and 36; thence along the western line of Lot No. 35, N. 10-36 W. 100 feet; thence 35 feet, more or less, to an iron pin 8 feet from the front western corner of Lot No. 35; thence N. 76-40 W. 72 feet to an iron pin, the beginning corner, said lot being all of Lot 36 as above set forth with the exception of a triangular piece at the northeast corner of said lot with a frontage on Mt. Pleasant Avenue of 8 feet and running back 35 feet, more or less, to a point on lines of Lots 35 and 36, said triangle being heretofore conveyed to Furman J. Brannon, Jr. for roadway; being the