



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Pickens

To All Whom These Presents May Concern:

We, Henry G. Ballard and Mary D. Ballard,

SEND GREETINGS:

WHEREAS we the said Henry G. Ballard and Mary D. Ballard

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 Nine Thousand, Five Hundred and No/100 - - - - (\$ 9,500.00) Dollars, with interest at the rate of five (5%) ~~six (6%)~~ per centum per annum, to be repaid in installments of

Sixty-Six and 79/100 - - - - - (\$ 66.79) 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 Henry G. Ballard and Mary D. Ballard

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 us,

the said Henry G. Ballard and Mary D. Ballard 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 Pickens, in Easley Township, being designated as Lot No. 4 of the Westmoreland - Lawhorn property as shown on a plat made by George T. Bryan, Jr., C. E. and L. S., on July 31, 1952, and having the following metes and bounds:

"BEGINNING at an iron pin on the Morgan line at the corner of Lot No. 5 and thence running along the line of that lot, N. 13-24 E. 272.3 feet to an iron pin at the corner of Lot No. 2; thence along the line of that lot, N. 8-02 W. 35 feet to an iron pin at the corner of Lot No. 3; thence along the line of that lot, S. 82-37 W. 150 feet to an iron pin at the southwestern corner of Lot No. 3; thence still S. 82-37 W. 148.04 feet to an iron pin in the Morgan line; thence along the Morgan line, S. 42-15 E. 353 feet to the beginning corner and containing 1.015 acres, more or less, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to us by Lillie B. Westmoreland, et al. by deed dated July 9th, 1953, not yet recorded."

PAID TO THE ASSOCIATION
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE, S. C.
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Lillie B. Westmoreland
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