

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, B. Hubert Ballenger

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Six Thousand and NO/100

DOLLARS (\$ 6000.00), with interest thereon from date at the rate of five (5)

per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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,

All of my one-half undivided interest in and to all of that certain tract of land in said State and County, O'Neal Township, adjoining lands of T.O. Ballenger, J.W. Brown, J.A. Mahaffey and others, and being a one-third part of the Dantzler Ballenger place willed to T.O. Ballenger, J.H. Ballenger and Mamie Ballenger by Mrs. J.S. Ballenger, and being known as Tract No. 3 on a plat made by H.S. Brockman March, 14th., 1916, and more fully described as follows: BEGINNING at a stone corner on J.A. Mahaffey's line and corner of Tract No. 2, and runs thence with the said line N. 57° E. 19.40 chs., to a Poplar (gone) now an iron pin; thence S. 25° W. 96 links to large poplar on the South bank of Frohawk Creek; thence N. 35 3/8° E. 4.22 chs., to the intersection of two prongs of Frohawk Creek; thence up the second creek N. 11 3/4° W. 1.98 chs., to a White Oak corner, Clark's corner; thence up the same creek as the line about N. 32° W. 1.55 N. 20 5/8° W. 4.35 N. 51° W. 3.42; thence N. 77° W. 3.75 N. 80° W. 2.30; S. 46° W. 57 links to an iron pin, J.W. Brown's corner; thence continuing with Frohawk Creek S. 24° W. 95 links; S. 46° W. 60 links; S. 77° W. 1.30; thence S. 89° W. 4.80 chs., to an iron below below a Maple; thence S. 55° W. 2.50 chs., to a stone in a pasture; thence S. 21° E. 12.50 chs., to a stone; thence S. 49° W. 6.98 chs., to a stone in an open field; thence S. 28 3/4° E. 6.50 chs., to the beginning corner, containing thirty-two and three-fourths (32 3/4) acres, more or less, and being all of the same tract of land conveyed to J.H. Ballenger by deed recorded in the Office of R.L.C. for Greenville County in Vol. 43 at page 92, except One-sixth (0.6) of an acre conveyed to me by Palmer M. Ballenger by deed recorded in Vol 494 at page 31 and being all of the same tract of land conveyed to me and Palmer M. Ballenger by T.O. Ballenger and Mamie Ballenger by deed recorded in Vol. 220 at page 239 with the exception of said (0.6) acre.

Also all of that certain piece, parcel or lot of land in said State and County, O'Neal Township, lying on the North side of Dantzler Ballenger Road and being a part of Tract No. 3 above described, and having the following courses and distances: BEGINNING on a nail and stopper in the center of the said Dantzler Ballenger Road, said nail and stopper being 125.5 feet N. 21-24 W. from the joint corner of tracts 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.