

BOOK 639 PAGE 04

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 23 9 50 AM 1955

MORTGAGE

OLLIE FARNSWORTH,
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James R. Gaines (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto C. P. Ballenger, Jr.,

(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 Sixty-three Hundred and No/100 - -

DOLLARS (\$ 6300.00),

with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid: PAYABLE: six (6) months after date

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, on the northern side of Ben Street in the City of Greenville being shown as Lot No. 29 on plat of McDaniel Heights recorded in Plat Book G at Page 214, and described as follows:

"BEGINNING at a stake on the northern side of Ben Street 249.6 feet west from McDaniel Avenue at corner of Lot 30, and running thence with the line of said lot due north 179 feet to a stake; thence due west 70 feet to a stake at corner of Lot 28; thence with the line of said lot due south 179 feet to a stake on Ben Street; thence with the northern side of Ben Street due east 70 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed of Raymond B. Frazier, et al, to be recorded herewith.

ALSO: All those lots of land in Greenville County, State of South Carolina, on the southeastern side of U. S. Highway No. 29 being shown as Lots Nos. 1 and 2 on plat of property of James M. Edwards made by Dalton & Neves, March, 1949, and described as follows:

"BEGINNING at a stake on the southeastern side of U. S. Highway 29 at corner of property now or formerly owned by Neal and running thence with the line of said lot S. 47-08 E. 325 feet to a stake; thence N. 42-52 E. 200 feet to a stake at corner of Lot 3; thence with the line of said lot N. 47-08 W. 325 feet to a stake on U. S. Highway 29; thence with the southeastern side of said highway S. 42-52 W. 200 feet to the beginning corner."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 409 at Page 149.

This mortgage is given to secure the unpaid portion of the purchase price.

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.

*Stipulated and Paid
to the mortgagor
C. P. Ballenger, Jr.
att: C. P. Ballenger, Jr.*

*25
11:04
20-41*