

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Haskell Ballenger and Mildred Ballenger

SEND GREETING:

WHEREAS, we the said Haskell Ballenger and Mildred Ballenger

in and by our certain promissory note in writing of even date with these Presents, well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Hundred and no/100 - - - - - (\$ 500.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

Twenty-eight and no/100 - - - - - (\$ 28.00) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Haskell Ballenger and Mildred Ballenger, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chicks Springs Township and having the following metes and bounds to wit:

BEGINNING 150 feet from an iron pin in Driveway to Forest Street, and runs thence along a proposed road S 17.48 W. 82 feet to a stake; thence S 72.12 E 68.6 feet along the line of Lot No. 2-F to a stake; thence N 17.48 E 82 feet along the Thompson line to a stake; thence N 72.12 W 68.6 feet along the line of Lot No. 2-H to the beginning corner, and being Lot No. 2-G. of a sub-division of the B. S. Sherman Estate, located in Needmore, near Greer, S. C. as per plat by H. S. Brockman, Surveyor, under date of September 25, 1942.

This is the same property conveyed to us by Arthur J. Geforth by Deed dated August 23, 1947 and recorded in R. M. C. Office for Greenville County in Vol. 317, page 2.