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BOOK 814 PAGE 315

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: **We, H.V. Ballenger and Eva H.**

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

Five Thousand -----

DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of **Six (6%)**

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, Chick Springs Township, on the east side of Caldwell Street near the limits of the City of Greer, designated as Lot No. 57 of the property of Geanie Caldwell according to survey and plat thereof by H.L. Dunahoo, Surveyor, dated October 24, 1949, recorded in Plat Book "X", page 1, R.M.C. Office for Greenville County, having a frontage of 70 feet on Caldwell Street, a depth of 263.4 feet on the north side, a rear line of 79.5 feet on the east side and a depth of 227.3 feet on the south side, and being the same property conveyed to H.V. Ballenger and Eva H. Ballenger by Larry Ribak and Stanley Ribak by deed of even date to be recorded herewith.

ALSO, all that other parcel or strip of land, 15 feet in width, adjoining the lot above described, being a portion of Lot No. 56 of the said Caldwell property, and being the remainder of Lot No. 56 reserved by Larry Ribak and Stanley Ribak from their deed of Joseph J. Hill, et al., and is the same property as conveyed by Larry Ribak and Stanley Ribak to the mortgagors herein by deed of even date, to be recorded herewith.

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.

SATISFIED AND CANCELLED OF RECORD

23rd DAY OF Nov. 1976

Donnie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:24 O'CLOCK A M. NO. 14143

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 43 PAGE 419