

MORTGAGE

MAY 13 10 41 AM 1961

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Carlos H. Ballenger of Greer, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Ratterree-James Insurance Agency, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixteen Thousand Six Hundred & No/100 Dollars (\$16,600.00), with interest from date at the rate of five and one-half per centum (5 1/2 %) per annum until paid, said principal and interest being payable at the office of Ratterree-James Insurance Agency in Greer, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Two and 09/100 - - - - - Dollars (\$102.09), commencing on the first day of July, 1961, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 1966.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land, with the improvements thereon, in O'Neal Township, said County and State, about 2 miles Northwest of Greer, lying on the north side of Taylor Road, at intersection of Dogwood Avenue, being shown on plat of property of Carlos H. Ballenger prepared by John A. Simmons, Surveyor, dated May 10, 1961 and recorded in the R. M. C. Office for said County, and having the following courses and distances according to said plat:

Beginning at an iron pin on the Northeast corner of the Taylor Road and Dogwood Avenue intersection and running thence with the North side of Taylor Road S. 87-34 E. 207.5 feet to iron pin at corner of Mamie Ballenger property; thence with the Ballenger line N. 0-45 W. 197.8 feet to iron pin in line of lot No. 10 of Dogwood Acres; thence with the lines of lot Nos. 10 and 1 of Dogwood Avenue S. 0-45 E. 200.8 feet to the beginning corner.

The above is the same lot conveyed to the Mortgagor herein by W. Dennis Smith by deed dated May 13, 1961 and 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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

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