



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, James C. Balentine, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Three Thousand, Five Hundred and No/100----- (\$ 3,500.00 ) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Thirty-Five and 07/100----- (\$ 35.07 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 12 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as a portion of Lot No. 26 of the property of the estate of D. P. Verner, and also being known and designated as Lot No. 2 according to a plat prepared for J. F. Welborn by C. M. Furman, Jr., C.E., October 24, 1930 and recorded in the R. M. C. Office for Greenville County in Plat Book FF at Page 528 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Ansel Street (now known as McCrary Street), which point is 70 feet southeast of the intersection of Ansel Street and Monaghan Avenue (now known as Gridley Street), and running thence with Ansel Street, S. 75-30 E. 65 feet to an iron pin; thence S. 14-21 W. 72.7 feet to an iron pin; thence N. 75-13 W. 65 feet to an iron pin; thence N. 14-21 E. 72.3 feet to an iron pin on the southern side of Ansel Street, the point of beginning; being the same conveyed to me by Gertrude S. Bates by deed of even date to be recorded herewith."

PAID, RECEIVED AND CASHED  
for the Mortgagee  
of Greenville, S.C.

Thomas M. Breck  
and

April 2, 1965

Alinda W. Mashey

16 April 65  
Allen Furman  
3:17 P.M. 2/113