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OLLIE F. NORTH  
R. M. C.

BOOK 1011 PAGE 176



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, R. Heyward Ballard, same as Heyward Ballard, H. Grady Ballard, same as Grady Ballard, Chester A. Reece and Frank Towers Rice, same as Towers Rice,

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

Twenty Thousand and No/100-----(\$ 20,000.00) 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 Two Hundred Twenty-Two and 05/100-----(\$ 222.05) 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 10 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, in Greenville Township, in School District 6-E, on the Easley Bridge Road and Saluda River, containing 20.4 acres, more or less, and having, according to a recent survey by Piedmont Engineering Service, January 10, 1950, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of Easley Bridge Road, at the southeastern junction of said road and Saluda River, and running thence with said road as a line, S. 32-0 E. 75 feet to an iron pin; thence S. 77-10 E. 160 feet to an iron pin; thence S. 81-31 E. 250 feet to an iron pin; thence S. 51-50 E. 100 feet to an iron pin; thence S. 42-25 E. 410 feet to a point in the center of Easley Bridge Road and in line with a proposed road; and thence with the center of said proposed road, N. 29-45 E. 400 feet to an iron pin; thence N. 23-33 E. 155 feet to an iron pin; thence N. 30-21 E. 562.2 feet to an iron pin; thence N. 22-45 E. 400 feet to an iron pin; thence N. 67-40 W. 450 feet to a beech tree near Saluda River; thence with the banks of said river as the line, S. 24-20 W. 109 feet to an iron pin; thence S. 46-10 W. 236 feet to an iron pin; thence S. 24-47 W. 350 feet to an iron pin; thence S. 69-10 W. 200 feet to an iron pin; thence S. 72-30 W. 200 feet to an iron pin; thence S. 74-16 W. 272 feet to an iron pin; thence S. 55-50 W. 163 feet to the beginning corner; LESS, HOWEVER, approximately .4 of an acre of the above described property located between the present right-of-way of Old Easley Bridge Road and the abandoned right-of-way of Old Easley Bridge Road and being described in deed from Floyd McClain to B. F. Alexander and Edna K. Alexander dated February 21, 1957 and recorded in Deed Vol. 571, at page 484; being the same conveyed to us by Floyd McClain by deed of even date to be recorded herewith."

ALSO: All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, lying southeast of Saluda River, on or near the Old Easley Bridge Road, containing 22.3 acres, more or less, and having, according to a survey prepared for Chester A. Reece and others by Carolina Engineering and Surveying Co., dated May 1964 and revised October 13, 1965, the following metes and bounds, to-wit:

Revised July, 1964  
MITCHELL PRINTING CO. "BEGINNING at an old iron pin in the center of an unnamed road and running thence with the said road, N. 28-16 E. 50 feet to an iron pin; thence along the line of a lot containing approximately one acre being reserved by Jerome K. Jay, S. 51-27 E. 252.5 feet to an old iron pin; thence continuing with the line of said lot, N. 38-40 E. 163.3 feet to an old iron pin; thence continuing with the side line of said lot, N. 51-40 W. 276.3 feet to an old iron pin on the southeast side of said unnamed road; thence with