

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1014 PAGE 403

WHEREAS, I, Ernestine W. Ballenger

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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

Four thousand four hundred ninety-six and no/100- Dollars (\$ 4,496.00) due and payable \$40.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of seven per centum per annum, to be paid: annually from date

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 purposes:

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, in Chick Springs Township, in the City of Greer, lying on the North side of East Poinsett Street (formerly Hill Street) 153 feet from the main line of the P & N Railway, having the following courses and distances:

BEGINNING at a point on curb of East Poinsett Street, 153 feet east from the Main line of the P & N Tract, and runs thence N. 32.30 E. 77.4 feet to a stake 50 feet from the center line of said main line and 50 feet therefrom for a distance of 90 feet to a stake on the line of property now or formerly owned by R.D. Dobson Estate; thence with the line of this property S. 30 W. 137.5 feet to a stake on the north side of East Poinsett Street; thence with the said Street N. 59-38 W. 72 feet to the beginning corner, and being the identical property purchased by me, the mortgagor, from Ethel M. Crowder, by deed which is on record in the R.M.C. Office for Greenville County in Deed Book 250, at page 330.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD

13 DAY OF June 19 73
Bernie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:25 O'CLOCK P. M. NO. 36066

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 809