

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 13 2 45 PM 1967

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Billy C. Ballenger

SEND GREETING:

WHEREAS, I the said Billy C. Ballenger

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of twenty thousand and no/100-----(\$ 20,000.00) Dollars, with interest from the date hereof at the rate of six & $\frac{1}{2}$ per cent ($6\frac{1}{2}$ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

one hundred seventy four and 23/100-----(\$ 174.23) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Billy C. Ballenger, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, situated on the south side of the Clements Road, near the Suber Road, about three miles westward from the City of Greer, and being a portion of Lot No. A-3 of the Annie L. Copeland Estate, plat thereof recorded in Plat Book GGG, page 535, R. M. C. Office for Greenville County and having the following courses and distances, to-wit:

BEGINNING at an point in the center of Clements Road, corner of Lots Nos. A-2 and A-3, iron pin on south bank at 23 feet, and running thence along the line of said lots, S. 12-58 E. 208 feet to an iron pin; thence a new line across Lot No. A-3, N. 52-12 E. 198.1 feet to a stake on line of Lot No. A-4; thence along the line of Lot No. A-4, N. 7-35 W. 208 feet to the center of the road, iron pin back on line at 20 feet; thence along the center of said road, S. 55-49 W. 193 feet and S. 44-24 W. 23 feet to the beginning corner.

This is a portion of the property conveyed to Bertha Copeland by deed of Frank S. Copeland, et al., recorded in Deed Book 820, page 299, R. M. C. Office for Greenville County.

This is the same property conveyed to me by Bertha Copeland by deed dated June 14th, 1967; recorded in Deed Book 822, page 12 in the R. M. C. Office for Greenville County.