

JAN 7 9 46 AM 1969

BOOK 1114 PAGE 31

FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles G. Ballew - (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 ~~Eight Thousand Eight Hundred and no/100~~ DOLLARS (\$8,800.00), with interest thereon from date at the rate of ~~seven~~ ( 7 %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on January 1, 1981 and.

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 purpose;

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 furthersums 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, within the corporate limits of the Town of Simpsonville, in Fairview Township, on the western side of U. S. Highway #276, State Highway #2, with the following metes and bounds, to wit:

BEGINNING at an iron pin in edge of right-of-way of State Highway #2 and joint front corner with lot now or formerly of Russell Burgess and running thence with said Burgess line, S. 85-50 W. 200 feet to an iron pin; thence S. 4¼ E. 75 feet to an iron pin; thence N. 85-50 E. 200 feet to an iron pin in edge of said Highway right-of-way; thence with edge of said Highway right-of-way, N. 4¼ W. 75 feet to the beginning corner, and being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 516 at page 537.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the Town of Simpsonville, Fairview Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the joint corner of property now or formerly of J. B. Vought and running thence along back line of property now or formerly of E. M. Jewell and Henry Hipp, S. 85-37 W., 150 feet to the right-of-way of C. & W. C. Railway right-of-way, N. 8¼ E. 75 feet to a point; thence S. 85-50 W. 130 feet to Ballew line; thence with Ballew line, S. 2-30 E. 75 feet to the beginning corner, and being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 613 at page 65.

The above two lots of land now make up one lot extending from the right-of-way of C. & W. C. Railway to S. C. Highway #2, and are shown on the Block Books of Greenville County as being on Sheet 320, Block 1, Lot 8.

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 any other equipment or 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.