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GREENVILLE CO. S. C.

BOOK 1140 PAGE 361

MORTGAGE OF REAL ESTATE OF *James E. Thornto, Arnold & Thomason, Attorneys at Law, Greenville, S. C.*

Oct 24 4 28 PM '69
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: T. Walter Brashier, W. Glenn Hawkins
and E. C. Thoennes (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J. A. Ball and Irene Ball

(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 Eighteen thousand five

hundred and no/100-----DOLLARS (\$ 18,500.00),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: \$5,000.00 is to be paid on or before March 15, 1970, and another \$5,000.00 is due on or before April 15, 1970, and the balance will be due on June 15, 1970, with interest from October 15, 1969, at the rate of 8 per cent per annum, to be computed and paid with principal payments.

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, on the north side of White Oak Road and being known and designated as Lot 2 and a portion of Lot 3 of property of E. E. Snipes, according to plat recorded in the RMC Office of Greenville County in Plat Book H at Page 194. The property is more fully described as follows:

BEGINNING at an iron pin on the north side of White Oak Road at the corner of Lot 1 and running thence along the north side of said White Oak Road N. 86-50 W. 110 feet to an iron pin, which point is 40 feet west of the joint corner of Lots 2 and 3; thence N. 8-40 E. 591.3 feet to an iron pin in line of property of E. M. Galphin; thence with the line of that property S. 79-20 E. 327 feet to an iron pin; thence S. 14-50 W. 278 feet to an iron pin at the rear corner of Tract 1; thence with the rear line of that lot N. 86-50 W. 155.4 feet to an iron pin; thence still with the line of said Lot 1 S. 15-10 W. 285.6 feet to the beginning corner.

The property is the same as conveyed to Mortgagors by deed to be recorded herewith.

THIS MORTGAGE IS GIVEN TO SECURE A PORTION OF THE PURCHASE PRICE.

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.

Paid and satisfied in full this 27th day of April, 1970.