

FILED
GREENVILLE CO. S. C.

BOOK 1192 PAGE 285

FHA FORM NO. 2175m
(Rev. July 1966)

MAY 26 1 45 PM '71

OLLIE FARNSWORTH
R.M. MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM F. BALLARD, JR. & NOVELLA S. BALLARD of
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THOMAS & HILL, INC., a West
Virginia corporation, with principal place of business at 818 Virginia Street,
East, Charleston, West Virginia, 25327

a corporation
organized and existing under the laws of the State of West Virginia, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Eighteen Thousand Three Hundred and
No/100----- Dollars (\$18,300.00), with interest from date at the rate
of seven per centum (7 %) per annum until paid, said principal
and interest being payable at the office of Thomas & Hill, Inc., 818 Virginia Street, East,
in Charleston, West Virginia, 25327

or at such other place as the holder of the note may designate in writing, in monthly installments of
One Hundred Twenty-one and 88/100----- Dollars (\$121.88),
commencing on the first day of July, 19 71, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of June, 2001.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor 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, the following-described real
estate situated in the County of Greenville
State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on
the Northwestern side of East Perry Road in Greenville County,
South Carolina, being shown and designated as Lot No. 25 on an
unrecorded plat of LEAWOOD HILLS Subdivision, dated October, 1958, and
being shown on a more recent plat of the Property of William F.
Ballard, Jr. & Novella S. Ballard, made by H. C. Clarkson, Jr.,
Surveyor, dated May 17, 1971, and recorded in the RMC Office for
Greenville County, S. C., in Plat Book 4-K, page 11, reference
to which is hereby craved for the metes and bounds thereof.

The Mortgagors covenant and agree that as long as this mortgage and
the note secured hereby are insured under the provisions of the
National Housing Act, they will not execute or file for record any
instrument which imposes a restriction upon the sale or occupancy
of the subject property on the basis of race, color or creed.
Upon violation of this covenant, the noteholder may, at its
option, declare the unpaid balance of the debt secured hereby
immediately due and payable.

The mortgagors hereby covenant and agree that this is a purchase
money mortgage which is executed and delivered as security for the
purchase money paid as consideration for the conveyance of the
above described property.

This Mortgage Assigned to: Huntington Federal Savings and Loan Association
From Thomas & Hill, Inc.
on 14th day of June 19 71 Assignment recorded
in Vol. 1195 of R. E. Mortgage. on page 616.
This 21st of June 19 71, # 31036.