

FILED
GREENVILLE CO. S. C.

BOOK 1253 PAGE 647

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Oct 18 10 26 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JETER R. BALLEW AND BRENDA BALLEW

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUFORD ALLEN :

(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 One Thousand and No/100-----

-----Dollars (\$ 1,000.00) due and payable

\$50.00 per month commencing November 1, 1972, and \$50.00 on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid monthly

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, being shown and designated as a portion of the Property of Jeter R. Ballew and Brenda Ballew on a Plat of Property of John Cantrell dated October 17, 1969, and revised on October 11, 1972, by Carolina Engineering and Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin being bounded on the north by lands of W. B. Goodwin on the east by Leland J. Autrey and Kathleen I. Autrey and on the east by lands of the mortgagor; thence with the Autrey line, S. 11-41 E. 500 feet; thence S. 70-0 E. 200 feet, more or less, to a point on the Buford Allen line; thence with the Buford Allen line, N. 5-26 W. 500 feet, more or less; to an iron pin; thence with the W. B. Goodwin line, N. 32-15 E. 81.1 feet to an iron pin; thence continuing with said line, N. 70-0 E. 81.4 feet to the beginning corner.

This being a portion of the property conveyed to the mortgagor by Jimmy Autrey and Buford Allen this date.

ALSO the remaining portion of the lot designated as Property of Jeter R. Ballew and Brenda Ballew on the plat referred to above and according to said plat, having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a County Road, joint front corner of property being conveyed this date to Buford Allen; thence with said line, N. 5-26 W. approximately 653 feet to a point; thence N. 70-0 E. 200 feet, more or less, to a point on the Leland J. Autrey and Kathleen I. Autrey line; thence with said line, S. 11-41 E. 570.2 feet to an iron pin on the northern side of a County Road; thence with said County Road, S. 49-18 W. 300 feet to the beginning corner.

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.