

MORTGAGE OF REAL ESTATE

FROM THESE PRESENTS MAY CONCERN:

WHEREAS, the Mortgagor, *Ray C. Ballew*

has heretofore advanced to the Mortgagee, *Sun Vent Awning Company, Inc.*

the sum of *Three Thousand Two Hundred and Seventy-Two and 76/100*

Dollars (\$ 2,372.76) due and payable

sixty-five and 91/100 (65.91) Dollars on October 25, 1972 and sixty-five and 91/100 (65.91) Dollars on the 25th, of each and every month thereafter until the entire amount is paid in full.

with interest thereon from *maturity* the rate of *eight* per centum per annum, to be paid: *semi-annually*

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 lot of land situate on the eastern side of Long Branch in the County of Greenville, State of South Carolina, consisting of 2 acres, more or less, and being shown as a part of Tract 5 on a plat of property of *Isham McCreary* recorded in Plat Book C at page 47 in the RMC Office for Greenville County, and being further described as follows:

BEGINNING at an iron pin on the eastern side of Long Branch and running thence N. 79 E. 460.1 feet to an iron pin; thence S. 10 E. 222 feet to an iron pin; thence S. 79 W. 355 feet to an iron pin; thence N. 15-45 W. 122.4 feet to an iron pin; thence N. 52-57 W. 135.4 feet to an iron pin, the point of beginning.

This property is also shown as a part of Lot 12.3 Block 1, Sheet M 11.2 on the County Block Book.

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

For value received, the undersigned hereby transfers all their rights, title and interest in the within Mortgage without recourse to:

PICKENSVILLE INVESTMENT COMPANY

This 26th. day of September, 1972.

SUN VENT AWNING COMPANY, Inc.

BY: *Ray C. Ballew*
Ray C. Ballew

Witnesses: *Yuan Lauer*
Bob Bagwell

Together with all and singular rights, members, hereditaments, 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 if 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.