

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1281 PAGE 35

MORTGAGE OF REAL ESTATE

NOTICE TO ALL WHOM THESE PRESENTS MAY CONCERN:
P.M.C.

WHEREAS, I, THAD BALLEW

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 One Hundred Twenty Four and 28/100----- Dollars (\$1,124.28) due and payable in equal monthly installments of Sixty Two and 46/100 (\$62.46) Dollars, which amount includes interest at the rate of Seven (7%) per cent per annum, applied first to interest and the balance to principal, beginning July 8, 1973, and on the 8th day of each month thereafter until fully paid, except, that, if not sooner paid, the balance shall be due and payable on December 8, 1974, with the right to prepay any part or all of the balance at any time. with interest thereon from date at the rate of --- per centum per annum, to be paid: ---

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, near the City of Greenville, located on the Southeasterly side of Cumberland Avenue, and designated as Lot No. 15, of Block G, of Fair Heights, a plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book F, at Page 257, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Cumberland Avenue, which iron pin is 100 feet in a Northeasterly direction from the Northeastern intersection of Cumberland Avenue and Decatur Street, joint corner of Lots Nos. 15 and 16, Block G; thence along the joint line of said lots, S 58-40 E 150 feet to an iron pin, rear joint corner of said lots; thence along the rear joint line of Lots Nos. 15 and 20, Block G, N 31-20 E 50 feet to an iron pin, rear joint corner of Lots Nos. 14 and 15, Block G; thence along the joint line of said lots, N 58-40 W 150 feet to an iron pin in the line of Cumberland Avenue; thence along the Southeastern side of Cumberland Avenue, S 31-20 W 50 feet to the point of beginning.

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 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.