

STATE OF SOUTH CAROLINA **FILED**  
**GREENVILLE CO. S. C.**  
 COUNTY OF Greenville **Nov 8 1 03 PM '73** **MORTGAGE OF REAL ESTATE BOOK 1294 PAGE 767**  
**TO ALL WHOM THESE PRESENTS MAY CONCERN:**  
**DONNIE S. TANKERSLEY**  
**R.M.C.**

**WHEREAS, Clint J. Ballew, Sr. and Clint J. Ballew, Jr.**  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Bank & Trust Company**

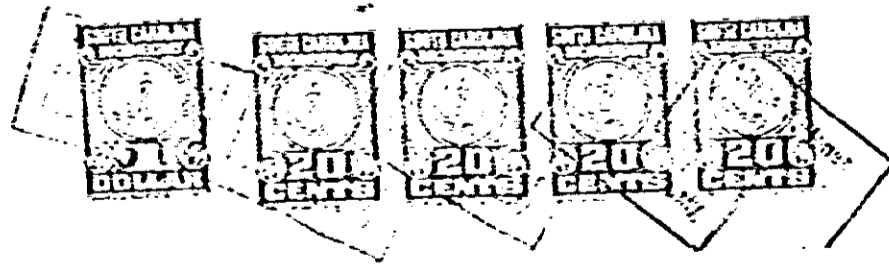
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Four Thousand Five Hundred and no/100**-----  
 -----Dollars (\$4,500.00) due and payable  
**in three (3) years as follows: The principal balance to be reduced One Thousand Five Hundred and no/100 (\$1,500.00) Dollars annually,**

with interest thereon from date at the rate of **nine** per centum per annum, to be paid: **quarterly on the unpaid balance.**  
**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, situate on the Northeast side of Greenland Drive and being shown as Lot numbers 39 and 40 on a plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August 1956, with addition thereto dated January 1961, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book GG, page 162, and having according to said plat, the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the Northeast side of Greenland Drive at joint front corner of Lots Nos. 38 and 39; and runs thence along the line of Lot 38, N. 61-40 E., 211.8 feet to a point in the center of a branch; thence along the center of the branch (the traverse line being S. 0-36 W., 33.8 feet) to an iron pin; thence continuing with the center of the branch (the traverse line being S. 2-06 E., 395.7 feet) to an iron pin at the corner of Greenland Drive and Dera Street; thence with the curve of Greenland Drive (the chord being N. 69-33 W., 41.6 feet) to an iron pin; thence still with the curve of Greenland Drive (the chord being N. 45-33 W., 55 feet) to an iron pin; thence still following the curve of Greenland Drive (the chord being N. 38-10 W., 123.2 feet) to an iron pin; thence still along Greenland Drive, N. 28-28 W., 90 feet to the beginning corner.**



**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 whatsoever lawfully claiming the same or any part thereof.**

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