

JAN 17 3 27 PM '74

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Margaret V. Balding

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas T. Goldsmith and Helen W. Goldsmith

(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 Seven Hundred Forty and 65/100

-----Dollars (\$ 4740.65) due and payable
a cash downpayment of \$1750.00 and a cash payment of \$92.64 on the 15th day of November, 1973
with a like payment of \$92.64 on the 15th day of each and every successive month thereafter
until paid in full. Payments shall first apply to interest and then to principal

with interest thereon from October, 15, 1973 at the rate of 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:

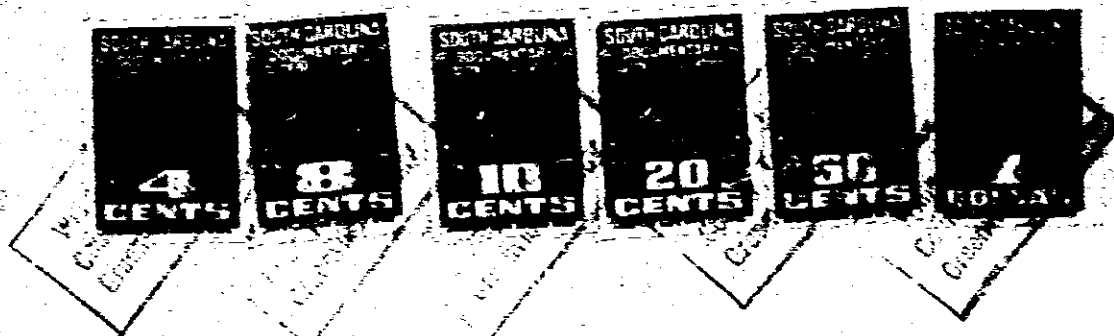
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, O'Neal Township, known as and being part of the property conveyed to Grantors by deed of Frank and Lucy S. Hall, dated April 26, 1969 and recorded in R.M.C. Office for Greenville County in Book 867 at Page 88 and being more completely described by plat and survey made by Terry T. Dill, Reg. C. E. & L. S. No. 104, dated 9-26-73 with the following metes and bounds to-wit:

BEGINNING on an iron pin (or point) in center of Langley Road and running thence with line of other Balding property N. 23-28 W. 503.8 ft. to iron pin; thence with Allen property line N. 52-51 E. 394.0 ft. to iron pin; thence S. 01-31 W. 674.0 ft. to a point in center of Langley Road; thence with Center of Langley Road S. 73-50 W. 100.0 ft. to a point in center of Langley Road, the beginning corner. Containing 2.95 acres, more or less.

This property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.

This is a purchase money mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.