

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1432 PAGE 1112 *Mortgage: Burgundy Dr. Greenville, S.C. 29107*  
MORTGAGE OF REAL ESTATE

MAY 16 4 47 PM '78 ALL WHOM THESE PRESENTS MAY CONCERN:

DOHNIE S. TANKERSLEY  
R.M.C.

WHEREAS, CHARLES M. ROSS AND FAITH B. ROSS

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

W. C. BALENTINE

(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 **Eleven Thousand Four Hundred Seventy Five and 62/100-----**

----- Dollars (\$ 11,475.62 ) due and payable

in accordance with terms of note of even date herewith

with interest thereon from \_\_\_\_\_ 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:

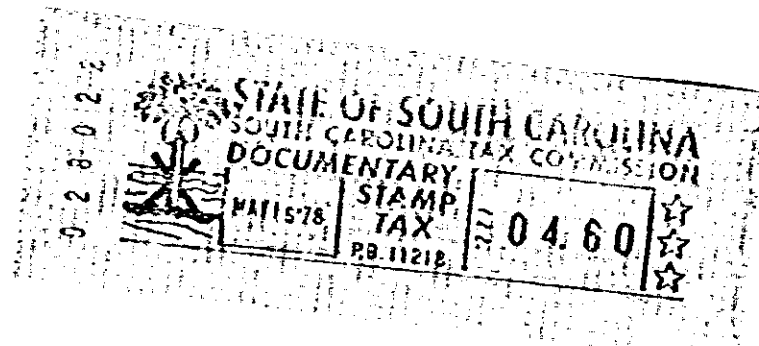
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the northern side of Hedgewood Terrace, near the City of Greenville, and being known and designated as Lot 86 as shown on plat of Section III, Devenger Place, prepared by Dalton & Neves Company, dated June, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hedgewood Terrace, at the joint front corner of Lots 86 and 87 and running thence with the common line of said lots N. 4-18 E., 150 feet to an iron pin at the joint rear corner of said lots; thence running along the rear of Lot 86 S. 85-42 E., 98.5 feet to an iron pin on the western side of Bloomfield Lane; thence along the western side of Bloomfield Lane S. 1-11 W., 125.22 feet to an iron pin on Bloomfield Lane; thence continuing S. 47-26 W., 34.21 feet to an iron pin on the northern side of Hedgewood Terrace; thence along the northern side of Hedgewood Terrace N. 85-42 E., 81.71 feet to an iron pin at the joint front corner of Lots 86 and 87, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Devenger Road Land Company, recorded in the R.M.C. Office for Greenville County in Deed Book 1079, Page 170, said deed being recorded May 15, 1978.

This mortgage is junior in lien to that certain mortgage executed in favor of Fidelity Federal Savings & Loan Association on May 15, 1978, in the original amount of \$38,000.00 recorded in the R.M.C. Office for Greenville County on May 15, 1978, in Real Estate Mortgage Book 1431, Page 947.

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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.

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