

143-1068

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S.C. CITIZENS B. & L. ASSOCIATION P. O. BOX 389, 117 TRADE ST. GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Clint Joe Ballew, Jr.

SEND GREETING:

WHEREAS, I the said Clint Joe Ballew, Jr.

in and by my certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Thirty seven Thousand and No/100 - - - - (\$ 37,000.00 ) Dollars, with interest from the date hereof at the rate of nine per cent ( 9% ) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Three Hundred Thirty two and 90/100

-----(\$ 332.90 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Clint Joe Ballew, Jr. , in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Paris Mountain, Chick Springs Township, known and designated as Lot No. 8 of Section No. 2 of Montverde Subdivision, and having, according to a plat thereof prepared by C. O. Riddle, Reg. Sur., in November 1956, which plat is recorded in the R. M. C Office for Greenville County, South Carolina in Plat Book KK at page 103, the following courses and distances:

BEGINNING at a point on the Eastern side of Montverde Drive, the joint front corner of Lot Nos. 7 and 8, and running thence S. 87-44 E. 260.8 feet to a point on a branch; thence along said branch, N. 14-51 E. 41 feet to a point, N. 39-46 E. 71.4 feet to a point, and N. 28-41 E. 71.3 feet to a point; thence leaving said branch N. 14-52 W. 62.6 feet to a point, the joint rear corner of Lots Nos. 8 and 9; thence N. 87-44 W. 327.3 feet to a point on the Eastern side of Montverde Drive; thence, along Montverde Drive, S. 2-16 W. 220 feet to the point of beginning.

This conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record on the recorded plat(s) or on the premises.

This is the same conveyed to me by Elizabeth L. Minor by deed dated September 22, 1977, recorded in deed book 1065, page 944, Greenville County R. M. C. Office on the 30th of September, 1977.

GCTO ----- SE 8 78 980

3.00CI

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX SEP-878 14.80

RECORDED

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