

ADDRESS OF MORTGAGEE: Rosemond Ballenger, P.O. Box 451, Greenville SC 29651

title not exam by BTH ED  
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BCDA 1505 PAGE 375

RECORDED 11 54 AM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEED BY WERSLEY

WHEREAS, I, Linda McElrath

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

(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 --Eight Thousand and NO/100---

Dollars (\$ 8,000.00 ) due and payable

in monthly installments of \$114.78 each, first payment due July 1, 1980, and to continue on the first day of each month thereafter until paid in full; payment may be anticipated in whole or in part without penalty; entire balance of principal and interest, if not sooner paid, due and payable June 1, 1990.

with interest thereon from date at the rate of 12% per centum per annum, to be paid in said monthly installments

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, on the northern side of Stanley Drive, near the City of Greenville, being shown as Unit 33 on plat of Harbor Town, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P pages 13 and 14, reference to said plat hereby pleaded for a more complete description.

This conveyance is subject to the terms of that Declaration of Covenants, Conditions and Restrcitions, executed by Harbor Town Limited Partnership on Jan. 26, 1976, and recorded in the RMC Office for Greenville County, on Feb. 6, 1976, in Deed Book 1031 at page 271.

This is that same property conveyed to Mortgagor by deed of Theodore W. Lazicki to be recorded herewith.

THIS IS A SECOND MORTGAGE.

STATE OF SOUTH CAROLINA  
RECORDS AND TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 03.20

5070 --- 1 JUN 17 80 1322

4.15CT

Together with all and singular rights, members, herditaments, 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.

0375

4328 RV-2