

Mortgagee's Address: 265 Riverbend Apartments, Cleveland St., Greenville, S. C. 29601

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. PURCHASE MONEY \$15,150.00

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Edward E. Carroll and Carolyn J. Carroll

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

Sara P. Ballard

(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 Fifty-Two Thousand and No/100ths

Dollars (\$ 52,000.00) due and payable

with interest thereon from date at the rate of 12% per centum per annum, to be paid: in accordance with the terms of said promissory note, the maturity date of which, if not sooner paid, is July 1, 1986.

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, the Mortgagee's heirs, 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

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being designated as Lot 108 of a subdivision known as Merrifield Park and as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 000, at Page 177, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Seabury Drive, joint front corner of Lots 107 and 108 and running thence with the common line of said lots, S. 19-00 W. 130 feet to an iron pin joint rear corner of Lots 108 and 109; thence with the common line of said lots, N. 71-00 W. 175 feet to an iron pin on the eastern side of Chateau Drive; thence with the eastern side of said Drive, N. 19-00 E. 105 feet to an iron pin; thence continuing with Chateau Drive at its intersection with Seabury Drive and following the curve thereof, the chord of which is N. 64-00 E. 35.4 feet to an iron pin on the southern side of Seabury Drive; thence with the southern side of said Drive, S. 71-00 E. 150 feet to the beginning corner; being the same property acquired by the mortgagors by deed of Sara P. Ballard dated July 1, 1981 and recorded herewith in the RMC Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 20.80

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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 is 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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