

MORTGAGEE'S ADDRESS:

101 Emma Drive
Honea Path, S.C. 29654

FILED
GREENVILLE CO. S.C.

BOOK 1578 PAGE 658

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 25 12 50 PM '82
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, WILLIAM EDWARD BALLENGER AND CHARLOTTE CAMP BALLENGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN M. GRIER AND BRENDA G. GRIER

(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 FOURTEEN THOUSAND TWO HUNDRED AND NO/100-----

-----Dollars (\$ 14,200.00) due and payable
IN FULL FIVE (5) years from the date hereof, with interest at Twelve
(12%) percent per annum.

with interest thereon from August 25, 1982 at the rate of 12% per centum per annum, to be paid: AS SET
OUT ABOVE.

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

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 22 on a Plat of PINE KNOLL FOREST, recorded in the RMC Office for Greenville County in Plat Book XX, at Page 187, and having, according to a more recent survey by Freeland & Associates, dated May 10, 1979, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Millbrooke Circle, joint front corner of Lots 21 and 22, and running thence with the common line of said Lots, S. 71-04 E. 150.2 feet to an iron pin; thence with the rear line of Lot 22, S. 18-46 W. 70.0 feet to an iron pin, joint rear corner of Lots 22 and 23; thence with the common line of said Lots, N. 71-04 W. 150.2 to an iron pin on the eastern side of Millbrooke Circle; thence with said Circle, N. 18-56 E. 70.0 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1172, Page 713 - John M. Grier and
Brenda G. Grier 8/25/82

THIS MORTGAGE is non-transferable.

THERE shall be no penalty for prepayment.

400 6 49241301

RECORDERS OFFICE
GREENVILLE, S.C.
AUG 25 1982

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.

4328 RV-2