

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE FILED  
CO. S. C.  
SEP 28 2 15 PM '82  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

DUBSON & DOBSON  
ATTORNEYS AT LAW, P.A.  
P.O. BOX 426  
GREENVILLE, S.C. 29601

ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1581 PAGE 725

WHEREAS, QUENTIN O. BALL and BERNICE W. BALL

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. A. ARMSTRONG

(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

TWENTY-FIVE THOUSAND AND NO/100 ----- Dollars (\$ 25,000.00 due and payable

According to the terms and conditions of that certain note of same date;

with interest thereon from Date at the rate of 12% per centum per annum, to be paid: According to the terms of that certain note of same date.

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 of our one-half (1/2) interest in those certain pieces, parcels or lots of land, together with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots 75, 76, 77, 78, 79, 80, 81, 82, 83, and 84 on plat of Country Club Estates recorded in Plat Book G at Pages 190-191, in the Greenville County R.M.C. Office, and having, when described together as one tract, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Augusta Road and Wilmont Lane (formerly Park Lane Drive) and running thence with the northern side of Wilmont Lane N. 51-01 E. 179.9 feet to an iron pin at the intersection of Wilmont Lane and Granada Drive; thence with the western side of Granada Drive N. 5-43 W. 250.3 feet to an iron pin; thence continuing with the western side of Granada Drive N. 21-43 W. 50.4 feet to an iron pin at the joint front corner of Lots 84 and 85; thence with the joint line of Lots 84 and 85 S. 60-47 W. 144 feet to an iron pin at the joint rear corner of Lots 74 and 75; thence with the joint line of Lots 74 and 75 S. 60-47 W. 150 feet to an iron pin on the eastern side of Augusta Road; thence with the eastern side of Augusta Road S. 29-13 E. 150 feet to an iron pin; thence continuing with the eastern side of Augusta Road S. 31-32 E. 104 feet to an iron pin; thence continuing with said Road S. 35-03 E. 55.6 feet to an iron pin at the point of beginning.

ALSO, all of the right, title and interest in and to that certain strip of land adjoining the above described property, being two (2) feet in width fronting on Augusta Road and extending back a distance of 150 feet along the northern boundary line of Lot 75, said two-foot strip being a portion of Lot No. 74.

The above described property was acquired by the Grantors herein by deed of Biga, Inc. dated September 27, 1982, and recorded September 28, 1982, in the RMC Office for Greenville County, SC in Deed Book 1174 at Page 701; and by deed of J.A. Armstrong, dated September 27, 1982, and recorded September 28, 1982, in the RMC Office for Greenville County, SC in Deed Book 1174 at Page 707.

The lien is to be released according to the terms and conditions as stated in that certain Contract of Sale between the parties.

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.

DOCUMENTARY  
STAMP

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