

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO S C
TO ALL WHOM THESE PRESENTS MAY CONCERN

JUN 30 1993

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WHEREAS, Richard A. Ballenger and Audrey R. Ballenger

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand Five Hundred and no/100-----
Dollars (\$ 4,500.00) due and payable

July 1, 1993

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

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 Mortgagee in hand well and truly paid by the Mortgagor 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 western side of Montague Circle and being shown more fully as Lot 23 on a plat of survey recorded in the RMC Office for Greenville County in Plat Book GG, Page 51, and having, according to said plat, the following metes and bounds:

BEGINNING at a point at the intersection of Montague Circle and Louise Street and running thence S. 11-34 W. 133.0 feet to a point; thence N. 78-26 W. 210.9 feet to a point; thence N. 15-24 E. 147.4 feet to a point on Louise Street; thence S. 74-26 E. 201.6 feet to the point of beginning.

THIS conveyance is made subject to all easements, restrictions, rights-of-way, or other matters which may appear by examination of the public record or the premises herein.

THIS being the same property conveyed to the Mortgagors herein by deed of William Dennis Black, recorded in the RMC Office for Greenville County in Deed Book 1202, Page 177 on Dec 9, 1983.

GCTO -----3 DE 9 83 067

RECORDED IN DEED BOOK 1202 PAGE 177 ON DEC 9 1983

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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, his heirs, term and assigns against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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