

MORTGAGE OF REAL ESTATE -

Vol 1872 no 526

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUL 11 1984
DONNA J. BALLEW

WHEREAS, SANDRA U. BALLEW

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL L. PUTNAM

(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

ELEVEN THOUSAND AND NO/100-----Dollars (\$ 11,000.00) due and payable

IN SIXTY (60) EQUAL MONTHLY INSTALLMENTS OF \$244.69 BEGINNING SEPTEMBER 1, 1984 AND ON THE FIRST OF EACH AND EVERY MONTH THEREAFTER UNTIL PAID IN FULL.

with interest thereon from DATE at the rate of TWELVE (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 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 the County of Greenville, State of South Carolina, being known and designated as Property of Carl L. & Dorothy Putnam, containing 1.97 acres, more or less, prepared by Strickland & Smith Land Surveyors, dated July 7, 1984, Compiled for Sandra U. Ballew, recorded in the RMC Office for Greenville County in Plat Book 10-4, Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a spike on the eastern edge of pavement of Fairview Road and at the intersection of Harrison Bridge Road (S-542) running thence with the eastern edge of Fairview Road (S-55) N 18-06 E 158.7 feet to a spike at the edge of pavement; thence running N 58-30 W 82.77 feet to an old iron pin, said pin being common with property now or formerly owned by Unity Baptist Church; thence along a line with Unity Baptist Church N 43-10 W 412.2 feet to an old iron pin, said pin being common with property now or formerly owned by Unity Baptist Church and Carl Putnam; thence along the line with the Carl Putnam property S 05-25 E 197.0 feet to an iron pin at an old witness tree, said pin being common with lands now or formerly owned by Carl Putnam and Lucy P. Barton S 30-34 E 76.8 feet to an iron pin beside an old survey stake and witness tree; thence continuing with the property now or formerly owned by Lucy P. Barton S 21-24 W 169.8 feet to a spike in the center of Harrison Bridge Road (S-542); thence with the center of Harrison Bridge Road S 76-24 E 316.3 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagor herein by deed of Carl L. Putnam to be recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 13 1984
TAX \$ 03.30

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.

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.

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