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First Mortgage on Real Estate

MORTGAGE

9601

RECORDED IN THE
DEPT. OF REVENUE
OFFICE OF THE CLERK OF COURTS
GREENVILLE, S. C.
SEP 26 11 23 AM '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 26 1977

WILLIAM B. JONES
Attorney at Law

Raymond Thompson
Fidelity Federal Savings & Loan Assn.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard E. Ballenger and Sandra L. Ballenger
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand One Hundred Fifty and no/100 DOLLARS

(\$ 18,150.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, being known and designated as Lot #68 according to a plat of portion of Section 2 Brookwood Forest dated November, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book "BBB" at page 101 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Brookwood Court, joint front corner of Lots 64 and 68 and running thence with the joint line of said lots, N. 26-18 W. 120 feet to an iron pin at the corner of Lot #69; thence with the line of Lot #69, N. 31-25 W. 184.6 feet to an iron pin on the bank of a creek; thence along the creek as the line, the traverse lines of which are S. 32-19 E. 93.1 feet and S. 54-02 E. 179.3 feet to an iron pin at the joint rear corner of Lots 68 and 67; thence with the joint line of said lots, S. 60-45 W. 217.8 feet to an iron pin on the curvature of Brookwood Court; thence with the curvature of said Brookwood Court, the chord of which is N. 59-40 W. 60 feet to the point of beginning.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay it, the mortgagee may advance it for the mortgagor's amount and collect it as part of the debt secured by the mortgage.

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