

FHA Form No. 2175-m
(For use under Sections 203-608)
(Eff. August 1947)

GREENVILLE, S.C.

MORTGAGE

APR 13 2 51 PM '49

GREENVILLE, S.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Frank G. Ballenger of Greenville, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto C. Douglas Wilson & Co.

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eighty-Eight Hundred and No/100 Dollars (\$8800.00), with interest from date at the rate of Four & One-Half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co. in Greenville, S.C., or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Five and 70/100- - - - - Dollars (\$55.70), commencing on the first day of June, 19 49, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 19 69.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina: in the City of Greenville, being lot No. 44 and the adjoining northern 10 feet of lot No. 45as shown on Plat of Property of G. F. Cammer made by R. E. Dalton in February 1923, as revised in July 1935 and December 1940, and recorded in Plat Book "L" at Page 115 in the R. S. C. Office for Greenville County. Said lot has a frontage of 83 feet on the Western side of Rice Street (formerly Henrietta Avenue), a depth of 265.6 feet on the North, 281.9 feet on the South, and is 84.6 feet across the rear, and is the same property conveyed to the mortgagor by Sarah A. Hill by deed recorded herewith.

ALSO, one 30-Gallon Hot Water Storage Tank, it being the intention of the mortgagor that said chattel shall constitute a part of the real estate.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.