

GREENVILLE CO. S.C.

JUN 8 12 24 PM '71

1971 JUN 10 1 30

MORTGAGE OF REAL ESTATE—OUIE FURNSWORTH Arnold & Thomason, Attorneys at Law, Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. C. Balentine and David W. Balentine

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Hilda H. Granger as Substitute Trustee under Declaration of Trust of W. k. Hale (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

---Seventy-four thousand and no/100-----

maturity DOLLARS (\$ 74,000.00),
with interest thereon from ~~xxxx~~ at the rate of -6- per centum per annum, said principal and interest to be repaid:

\$37,000.00 on January 3, 1972 and \$37,000.00 on January 3, 1973
with interest paid at maturity. The first payment represents principal of \$35,273.80 and interest of \$1,726.20. The second payment represents principal of \$35,520.00 and interest of \$1,480.00.

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, on the southerly side of East North Street Extension, (formerly known as Old Spartanburg Road), and being shown and designated as a ten (10) acre tract on plat entitled "Property of Hilda H. Granger, Trustee", prepared by Webb Surveying & Mapping Co., July, 1965 and revised February, 1969 and November, 1970, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East North Street Extension, and running thence S 1-50 W 939 feet to an iron pin; running thence N 74-45 E 347.5 feet to an iron pin; running thence N 1-49 E 716 feet to an iron pin on the southerly side of East North Street Extension; running thence with the southerly side of East North Street Extension, N 89-18 E 321.0 feet to an iron pin; thence continuing with the southerly side of East North Street Extension, N 74-14 E 221.0 feet to the point of beginning.

The above is the identical property conveyed to the mortgagor by deed of Hilda H. Granger, as Substitute Trustee under Declaration of Trust of W. k. Hale, and this mortgage is given to secure a portion of the purchase price but is junior in lien to a mortgage of the mortgagor's First Federal Savings & Loan Association of Greenville, S. C. in the amount of \$1,120,000.00.

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 any other equipment or 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