

18 S. Adams Wharf  
Charleston, S.C.

1411 630

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO., S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

3 50 PM '77

WHEREAS, CLINT JOE BALLEW, JR. <sup>PLANNED DEVELOPER</sup>

(hereinafter referred to as Mortgagor) is well and truly indebted unto ELIZABETH L. MINOR

(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 -----

SEVEN THOUSAND EIGHT HUNDRED AND NO/100THS-- Dollars (\$7,800.00---) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT(8%) per centum per annum, to be paid: SEMI-ANNUALLY

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 Paris Mountain, Chick Springs Township, known and designated as Lot No. 8 of Section No. 2 of Montverde Subdivision, and having, according to a plat thereof prepared by C. O. Riddle, Reg. Sur., in November 1956, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK at Page 103, the following courses and distances:

BEGINNING at a point on the Eastern side of Montverde Drive, the joint front corner of Lot Nos. 7 and 8, and running thence S. 87-44 E. 260.8 feet to a point on a branch; thence along said branch, N. 14-51 E. 41 feet to a point, N. 39-46 E. 71.4 feet to a point, and N. 28-41 E. 71.3 feet to a point; thence leaving said branch N. 14-52 W. 62.6 feet to a point, the joint rear corner of Lot Nos. 8 and 9; thence N. 87-44 W. 327.3 feet to a point on the Eastern side of Monteverde Drive; thence, along Monteverde Drive, S. 2-16 W. 220 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of Elizabeth L. Minor, dated September 22, 1977, and thereafter filed in the RMC Office for Greenville County on September 30, 1977, in Deed Book 1065 at Page 944.

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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 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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