

24-G. BALLEW, SC
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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GREENVILLE CO. S. C.
JUN 10 10 43 AM '79

MORTGAGE OF REAL ESTATE

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DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles G. Ballew and William Keith Ballew,
Sr.
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Mrs. Emily C. Dobson,
(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 **Nineteen Thousand, Nine Hundred and Twenty Dollars**
and no/100 Dollars (\$19,920.00) due and payable

with interest thereon from **June 2, 1979** at the rate of **9%** 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 lot or parcel of land in the Lake Lanier Subdivision, Glassy Mountain Township, State and County aforesaid, lying, being and situate on the West side of East Lake Shore Drive and being more particularly described as follows:

Beginning at an iron pin on the West side of East Lake Shore Drive at the South East Corner of the lot previously owned by D. Vincent Duncan and now owned by Harold B. Bishop, and running along the edge of East Lake Shore Drive S. 54-24 E. 48.3 feet to an iron pin; thence S. 46-43 W. 30.9 feet to iron pin at the edge of the waters of Lake Lanier, thence along the edge of the waters of Lake Lanier N. 45-09 W. 46.9 feet to an iron pin; thence N. 45-25 E. 23 feet to an iron pin, being the point of beginning. For a more particular description reference is hereby made to plat made for Tryon Development Company by George Kershaw, C.E. dated 1925 and duly recorded in the R.M.C. office for Greenville County also reference is made to plat made for Lanier Realty Company by J.Q. Bruce, Reg. Sur. dated July 15, 1958.

This being the same property conveyed to the Mortgagor herein by deed of Mrs. Emily C. Dobson, of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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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 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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