

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

1473 400

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNE L. HARRIS
R.M.C.

WHEREAS, THAD BALLEW

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAYMOND M. BROOKS,
c/o Mrs. Gladys Taylor, 210 Powell Street, Easley, South Carolina 29640

(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

One Thousand Three Hundred Six ^{T.B.} and 76/100-----Dollars (\$ 1,306.76---) due and payable

\$50.00 per month, beginning September 1, 1979, and on the first day of each month thereafter until October 1, 1981, when the balance, if not sooner paid, shall be payable in full. Right of prepayment without penalty is with interest thereon from ----- at the rate of ----- per centum per annum, to be paid: --- reserved.

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

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northwestern side of Best Drive (formerly known as Springfield Street) and on the western side of Best Drive (formerly known as Lark Avenue) in Greenville County, South Carolina, being shown as a portion of Lot No. 48 of the Estate of J. Riley Yown, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book J, Pages 258 and 259, and being shown as Lot No. 48-A on a Plat of the Property of William A. Hammond made by C. O. Riddle, Surveyor, dated July 15, 1971, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Best Drive (Springfield Street) at the corner of Lot No. 48-B, and running thence along the line of said property, N. 30-35 W. 105 feet to an iron pin; thence along the line of Lot No. 47, N. 60-00 E. 95 feet to an iron pin on Best Drive (Lark Avenue); thence along the western side of said street, S. 30-35 E. 105 feet to a point; thence along the northwestern side of Best Drive (Springfield Street), S. 60-00 W. 95 feet to the point of beginning.

Being the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded herewith.

This is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP

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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