

MORTGAGE OF REAL ESTATE.

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
GREENVILLE }

166 VOL 1649 PAGE 775

1986

To all whom these presents may concern Benny Joe McAbee and Janice L. McAbee

SEND GREETINGS:

WHEREAS, We , the said Benny Joe McAbee and Janice L. McAbee, are

well and truly indebted to Riddle Bros. & West Builders, Inc., in the

40/100
full and just sum of TWELVE THOUSAND NINE HUNDRED TWENTY-TWO AND/ (\$12,922.40)
DOLLARS as is evidenced by our certain promissory note in writing of even date herewith, said note provides for payment of the principal sum of \$12,922.40 with interest from February 24, 1984, at the rate of Ten (10%) per cent. per annum on the unpaid balance until paid; the said note further provides that the said principal and interest shall be payable in monthly installments of One Hundred Forty and No/100 (\$ 140.00) Dollars, commencing on the First day of June, 1985, and continuing on the First day of each and every month thereafter until the principal and interest are fully paid; the said note further provides that said monthly payments shall be applied first to the payment of interest, computed monthly, on the unpaid balance and then to the payment of principal; the said note further provides that if default be made in the payment of any installment under said note, and if the default is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of said note; said note further provides that failure to exercise said option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default; said note further provides that in the event of default in the payment of said note, and if it is placed in the hands of an attorney at law for collection, the undersigned agree (s) to pay ten per cent. attorney's fees, reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, that We the said Benny Joe McAbee and Janice L. McAbee
in consideration of the said debt and sum
of money aforesaid, and for the better securing the payment thereof to the said Riddle Bros. & West Builders, Inc.,
according to the terms of the said note
and also in consideration of the further sum of Three
Dollars, to us , the said Benny Joe McAbee and Janice L. McAbee
in hand well and truly paid by the said
Riddle Bros. & West Builders, Inc.

at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, HAVE granted, bargained, sold and released, and by these presents DO grant, bargain, sell and release unto the said Riddle Bros. & West Builders, Inc., its Successors and Assigns, forever,

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in the City of Greer, on the Southwest side of Highland Drive, being known and designated as Lot No. Four (4) as shown on plat of property of E. G. Ballenger prepared by H. S. Brockman, Reg. Surveyor, dated December 28, 1954, which plat is recorded in the R.M.C. Office for said County in Plat Book FF at page 453, and being more recently shown on plat prepared for Riddle Brothers & West Builders, Inc., by Tri-State Surveyors, dated Jan. 1984, which plat will be recorded forthwith in said Office. For a more particular description, reference is hereby specifically made to the aforesaid plats. This is a portion of the property conveyed to E. G. Ballenger and Charles D. Ballenger by Geanie L. Caldwell by deed recorded in said Office on October 26, 1953, in Deed Book 487 at page 495. The said E. G. Ballenger died testate on July 20, 1969, devising one-half of his interest in and to the above described property to his wife, Una J. Ballenger, and the other one-half

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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(OVER)

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