

Mortgagee's address: 417 E. Coffee St., Gvl., S. C., 29602 (H. Sanders)
MORTGAGE OF REAL ESTATE Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA JUN 6 11 38 AM '82
COUNTY OF GREENVILLE 30011 SANDERSLEY
R.M.C.

BOOK 82 PAGE 590
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
BOOK 1572 PAGE 102

WHEREAS, Jimmy D. Ballard and Sharon S. Ballard

(hereinafter referred to as Mortgagor) is well and truly indebted unto 417 Properties, a South Carolina General Partnership,

(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 Nine Thousand and no/100

Dollars (\$ 9,000.00) due and payable

entitled "Property of Philip D. Bowers and Sandra C. Bowers, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6X, at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the right-of-way of South Carolina Highway 290 and running along the line of other M. D. Moon property, S. 48-20 W. 158.7 feet to the corner iron pin; thence further along the line of M. D. Moon property, N. 42-00 W. 189.7 feet to a corner iron pin; thence along the line of J. W. Carlton property, N. 43-12 E. 160.2 feet to an iron pin at the right-of-way of South Carolina Highway 290; thence along the line of said Highway right-of-way, S. 41-44 E. 203.5 feet to the point of beginning.

This is a second mortgage being junior in lien to a first mortgage covering the above-described property executed and delivered by Philip D. Bowers and Sandra C. Bowers to Collateral Investment Company in the original amount of \$54,600.00, dated November 10, 1978, and recorded November 13, 1978 in the R.M.C. Office for Greenville County in Mortgage Book 1449, Page 825.

Any default under the above-described mortgage shall constitute a default under this mortgage.

PAID IN FULL AND SATISFIED THIS 8th day of December, 1982.

417 PROPERTIES

By: Jimmy D. Ballard

Witness: Carl Bennett

*Original
Dennis J. Sanders*

SEP 13 1983
Jr

FILED
GREENVILLE S.C.
SEP 13 2 54 PM '83
DONALD SANDERSLEY

The above described property is the same property conveyed to the mortgagor by deed of Philip D. Bowers and Sandra C. Bowers recorded June 8, 1982 in Deed Book 1163 at page 231.

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 Mortgagee covenants that it is lawfully seized of the premises hereinafore 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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Mortgage 7/10

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