

GREENVILLE CO. S. C.

Wade Hampton

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DONNIE S. TANNERSLEY
R.M.C.

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First Mortgage on Real Estate

GREENVILLE CO. S. C. MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Richard L. Ballenger and Sandra

L. Ballenger

DEC 6 1978

(hereinafter referred to as Mortgagor) GREETING:

17696

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-five thousand two hundred and no/100-----DOLLARS

(25,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, near the City of Greenville, being shown and designated as Lot 6 of Section 111 of Brookwood Forest, according to plat of same prepared by Webb Surveying and Mapping Company, dated December, 1955 and recorded in the RMC Office for Greenville County in Plat Book BBB at Page 156 and having the following metes and bounds, to-wit:

BEGINNING At an iron pin on the eastern side of Charing Cross at the joint front corner of Lots 5 and 6 as shown on said plat, and running thence along and with the joint property line of said two lots, S. 70-14 E. 159 feet to an iron pin; thence N. 19-46 E. 135.5 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence running along and with the joint property line of said last two-mentioned lots, N. 71-53 W. 154.4 feet to an iron pin on the eastern side of Charing Cross; thence running along the eastern side of Charing Cross, S. 18-07 W. 131 feet to the beginning point.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48 of 1 per cent of the original amount of this note.

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