

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO., S. C.

FEB 19 9 33 AM 1953

LOLLIE FARNSWORTH R.M.C.

JAMES C. BALENTINE SENDS GREETING:

WHEREAS, I the said James C. Balentine

in and by MY certain promissory note in writing, of even date with these presents AU well and truly indebted to Citizens Lumber Company in the full and just sum of Two Thousand, Eight Hundred and No/100 (\$2,800.00) DOLLARS, to be paid at its office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Six (6%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 18th day of May, 1953, and on the 18th day of each month of each year thereafter the sum of \$28.00 to be applied on the interest and principal of said note, said payments to continue thereafter until the principal and interest are paid in full. The aforesaid monthly payments of \$28.00 each are to be applied first to interest at the rate of Six (6%) per centum per annum on the principal sum of \$2,800.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I the said James C. Balentine, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Citizens Lumber Company according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said James C. Balentine in hand and truly paid by the said Citizens Lumber Company at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Citizens Lumber Company, its successors and assigns, forever.

All those lots of land situate on the southeast side of Perrin Street, in the City of Greenville, Greenville County, South Carolina, being shown as Lots 12 and 14 on plat of property of A. A. Green, made by Pickell and Pickell, Engineers, November 9, 1945, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "M", at Page 145, said lots together having a frontage of 160 feet along the southeast side of Perrin Street, running back to a depth of 195 feet on the southwest side, to a depth of 190 feet on the northeast side and being 160 feet across the rear.

This is the same property conveyed to me by deed of Lula Green, Individually and as Executrix under the will of A. A. Green, of even date and to be recorded herewith.