

FEB 6 12 02 PM 1954
OLLE FARNSWORTH R.M.C.
FARNSWORTH BOOK 585 PAGE 531

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern: JAMES C. BALENTINE

SEND GREETING:

Whereas, I, the said James C. Balentine hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Ross Builders Supplies, Inc. hereinafter called the mortgagee(s), in the full and just sum of Four Thousand and No/100 ----- DOLLARS (\$4,000.00), to be paid Six (6) months after date.

, with interest thereon from May 6, 1954 at the rate of Six (6%) percentum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing 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 Ross Builders Supplies, Inc, its successors and assigns, forever,

All that lot of land situate on the West side of Ridgewood Drive, near the City of Greenville, Greenville County, S. C., shown as Lot No. 17 on plat of Woodland Hills made by Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "Y", Page 60, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Ridgewood Drive at joint front corner of Lots No. 16 and 17, and running thence with the line of Lot 16, S. 73-00 W. 140 feet to an iron pin; thence S. 17-00 E. 100 feet to an iron pin; thence with the line of Lot 18, N. 73--00 E. 140 feet to an iron pin on the West side of Ridgewood Drive; thence along the west side of Ridgewood Drive, N. 17-00 W. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Roy Waters, dated January 29, 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 493, at Page 77.

This mortgage is junior in rank to the lien of that mortgage given by James C. Balentine to Fidelity Federal Savings and Loan Association, of even date, to be recorded herewith, in the amount of \$7,500.00.

1954
By J. M. ...