

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, ~~Roxboro~~ & Horton, Attorneys at Law, Greenville, S. C.

The State of South Carolina,
COUNTY OF GREENVILLE

GREENVILLE S.C.
APR 15 11 57 AM 1963

FRANKLIN R. HALSTBAD,

SENDS GREETING

Whereas, I, the said Franklin R. Halstead
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 FRANK ULMER LUMBER CO.

hereinafter called the mortgagee(s), in the full and just sum of ~~Two~~ **Two Thousand One Hundred Four**
09/100 DOLLARS (\$ **2,104.09**), to be paid
at 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 **1st** day of **May** 19 **63**, and on the **1st** day of each
month of each year thereafter the sum of \$ **20.00** to be applied on the interest
and principal of said note, said payments to continue ~~until the principal and interest are paid~~
~~in full.~~
~~XXXXX~~ the aforesaid **monthly** payments of \$ **20.00** each are to be applied first to
interest at the rate of **six** (6%) per centum per annum on the principal sum of \$ **2,104.09** 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 herein 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 con-
dition, 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 in-
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
cured 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 and truly paid by the said
mortgagee(s) 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 **FRANK ULMER LUMBER**
CO., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being
in the State of South Carolina, County of Greenville, known and designed
as Lot No. 4, according to a plat made by J. C. Hill, Surveyor, November
11, 1949, recorded in the R. M. C. Office for Greenville County, South
Carolina, in Plat Book "V", at Page 97, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Merrill Road, joint
front corner of Lots Nos. 3 and 4, and running thence N. 56-45 E.,
196.5 feet to an iron pin, joint rear corner of said Lots Nos. 3 and
4; thence N. 66-0 W., 154.5 feet to an iron pin, joint rear corner of
Lots Nos. 4 and 5; thence S. 40-0 W., 142.5 feet to an iron pin, joint
front corner of Lots Nos. 4 and 5; thence S. 49-45 E., 90 feet to the
point of beginning.

This is the same property conveyed to the mortgagor, Franklin R.
Halstead by deed of James C. Balentine, of even date, to be recorded
herewith.

The plat hereinabove referred to is entitled "Poplar Valley, Subdivision
of J. Frank Williams", and the road is also known as Murrell Road.

This mortgage is junior in rank to the lien of that mortgage given by
James C. Balentine to First Federal Savings & Loan Association of Green-
ville, S. C., in the original amount of \$2,000.00, dated July 20, 1962,
and recorded in the R. M. C. Office for Greenville County, S. C. in
mortgage Book 896, Page 371.