

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & McKay, Attorneys, Greenville, S. C.

GREENVILLE FILED  
MCKAY  
DEC 3 12 23 PM '70  
BOOK 1174 PAGE 367  
OLLIE FARNSWORTH  
R.M.C.

The State of South Carolina,  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Michael M. Martin and John W. Smith, Jr. SEND GREETING:

Whereas, WE, the said Michael M. Martin and John W. Smith, Jr.

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, well and truly indebted to Citizens Builders Mart Inc.

hereinafter called the mortgagee(s), in the full and just sum of Thirteen Thousand Five Hundred and No/100----- DOLLARS (\$13,500.00), to be paid four (4) months from date

with interest thereon from date

at the rate of eight (8%)----- percentum per annum, to be computed and paid at maturity----- 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, 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 ten (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 WE, 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 US, 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 Citizens Builders Mart Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with any improvements thereon situate, lying and being on the western side of Flower Drive in Pine Hill Village, Gantt Township, Greenville County, South Carolina, being shown and designated as Lot 150 on a plat of Pine Hill Village, prepared by R. K. Campbell R.L.S. dated July 9, 1962, recorded in the Office of the R.M.C., Greenville County, South Carolina in Plat Book QQ, Page 168, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the west side of Flower Drive at the joint front corner of Lots 149 and 150 and runs thence along the line of Lot 149 N. 79-11 W. 114.1 feet to an iron pin; thence along the line of Lot 154 S. 1-09 E. 92 feet to an iron pin; thence along the line of Lot 151 S. 79-11 E. 95 feet to an iron pin on the west side of Flower Drive; thence along Flower Drive N. 10-49 E. 90 feet to the beginning corner.

*Citizens Builders Mart Inc.  
Paid June 10, 1971.  
By Bill W. Kelley Treasurer  
Witness Violet L. Holley*

SATISFIED AND CANCELLED OF RECORD  
11 June 19 71  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 12:28 O'CLOCK P. M. NO. 30167