

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

McKay  
GREENVILLE, CO. S. C.  
FILED  
DEC 14 4 03 PM '70  
OLBIE FARNSWORTH  
R. M. C.  
BOOK 1175 PAGE 423

The State of South Carolina,  
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Colonial Company, Inc.

SEND GREETING:

Whereas, it, the said Colonial Company, Inc.

hereinafter called the mortgagor(s) in and by its 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 and No/100-----

DOLLARS (\$13,000.00), 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 it, 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 it, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the south side of Meadors Avenue and the east side of Patton Drive, being known and designated as Lot No. 160, Augusta Acres, Property of Marsmen, Inc., plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Meadors Avenue at the joint front corner of Lots Nos. 160 and 161, and runs thence along the line of Lot No. 161 S. 8-16 E. 200 feet to an iron pin; thence along the line of Lot No. 188 S. 81-44 W. 100 feet to an iron pin on the east side of Patton Drive; thence along the east side of Patton Drive N. 8-16 W. 175 feet to an iron pin; thence with the curve of Patton Drive and Meadors Avenue (the chord being N. 36-44 E. 35.4 feet) to an iron pin on the south side of Meadors Avenue; thence along the south side of Meadors Avenue N. 81-44 E. 75 feet to the beginning corner.

*Paid June 11, 1971.  
Citizens Builders Mart Inc.  
By Bill H. Kelley  
Witness Patrick C. Fant Jr.*

SATISFIED AND CANCELLED OF RECORD  
15 DAY OF June 19 71  
Olbie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:30 O'CLOCK P. M. NO. 30360