

FILED McKay
MORTGAGE OF REAL ESTATE—Prepared by ~~McKay~~ GREENVILLE COUNTY, Attorneys at Law, Greenville, S. C.

JAN 7 4 36 PM '71

BOOK 1177 PAGE 405

The State of South Carolina, OLLIE FARNSWORTH
R. M. C. }
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 Five Hundred and
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 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 certain piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina on the west side of Jasper Drive, being known and designated as Lot No. 195 on plat of Augusta Acres, property of Marsmen, Inc., which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S, Page 201; said plat being referred to for a more complete description thereof.

*Citizens Builders Mart Inc.
Paid June 10, 1971.
Witness Violet L. Holley*

SATISFIED AND CANCELLED OF RECORD

11 June 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:28 O'CLOCK P. M. NO. 30167