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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

FRANK ULMER LUMBER CO.

hereinafter called the mortgagee(s), in the full and just sum of One Thousand Five Hundred and No/100 -

----- DOLLARS (\$1,500.00), to be paid

two (2) years after date

with interest thereon from date

at the rate of six (6%) annually, percentum per annum, to be computed and paid 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 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, with the buildings and improvements thereon, in Austin Township, Greenville County, S. C., within the corporate limits of the City of Mauldin, and being known and designated as Lot No. 147 of a subdivision known as Glendale, a plat of which is of record in the RMC Office for Greenville County, S. C. in Plat Book QQ, at pages 76 and 77, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northwestern side of Fairfield Drive, at the joint front corner of Lots 146 and 147, and running thence N. 40-14 W. 175 feet to a point at the joint rear corner of Lots 146 and 147; thence S. 49-46 W. 100 feet to a point at the joint rear corner of Lots 147 and 148; thence S. 40-14 E. 175 feet to a point on the Northwestern side of Fairfield Drive at the joint front corner of Lots 147 and 148; thence with the Northwestern side of Fairfield Drive, N. 49-46 E. 100 feet to the point of beginning.

This mortgage is junior in rank to the lien of that mortgage given by me to First Federal Savings and Loan Association of Greenville, S. C. in the original amount of \$8,500.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 802, page 93, and that mortgage

Paid in full & satisfied this 9th day of May, 1961

Frank Ulmer Lumber Co. Inc.

By: Frank A. Ulmer Sec + Treas

Wit: Vera Stilwell Helen L. Smith

RECORDED AND INDEXED BY R. W. C. FOR GREENVILLE COUNTY, S. C. MAY 10 1961 Ollie Janssen R. W. C. FOR GREENVILLE COUNTY, S. C. AT 11:06 AM VOL 849 PAGE 171