

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

AUG 24 3 21 PM 1966

CLERK OF COURTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Builder Marts of America, Inc.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto The Peoples National Bank, Greenville, South Carolina, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

One Hundred Forty Thousand and no/100----- DOLLARS (\$ 140,000.00), with interest thereon from date at the rate of 6-1/2 per centum per annum, said principal and interest to be repaid:

in Forty (40) quarterly installments of Three Thousand Five Hundred (\$3,500.00) Dollars each, on the tenth day of November, February, May and August hereafter, beginning November 10, 1966, until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Westfield Street in the City of Greenville, and, according to a plat made by Piedmont Engineers and Architects on December 22, 1965, more fully described as follows:

Beginning at an iron pin on the western side of Westfield Street ten feet south from the center of the track of the G & N Railway*and running thence with the western side of said Street, S. 34-00 W. 183 feet and S. 32-42 W. 360 feet to an old iron pin at corner of the property of Branyon Pipe Company; thence with line of said property, N. 61-31 W. 250.76 feet to a fence corner; thence continuing with line of said property, N. 32-38 E. 282.70 feet to an old iron pin; thence continuing with line of said property, N. 60-41 W. 194.40 feet to an old iron pin; thence N. 29-16 E. 232.22 feet to an iron pin which is ten feet south from the center line of the G & N Railway track; thence parallel with and at all times ten feet from the center line of said railway track, S. 61-06 E. 166.80 feet to an iron pin; thence S. 64-08 E. 100 feet to an iron pin; thence S. 66-37 E. 100 feet to an iron pin; thence S. 68-23 E. 100 feet to the beginning corner.

This property is composed of the tracts conveyed to Citizens Lumber Company by deeds recorded as follows: Deed Book 311 at page 408; Deed Book 307 at page 97; Deed Book 307 at page 98; and Deed Book 772 at page 363. The name of Citizens Lumber Company has been changed to Builder Marts of America, Inc., by amendment to charter.

*The track shown as G & N Railway is now C & WC Railway.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Paid and Satisfied in Full this
the 11 day of June 1968

THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Marshall C. Pickens ^{asst.} Pres.
Cashier
Witness Bob Graydon
Wanda Wagner

SATISFIED AND CANCELLED OF RECORD
13 DAY OF June 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:38 O'CLOCK P. M. NO. 32146