

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern: I, Donald E. Baltz

SEND GREETING:

Whereas, I, the said Donald E. Baltz

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 Ross Builders Supplies, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand - - DOLLARS (\$ 7,000.00), to be paid one year from date

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

annually 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, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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(s) promise to pay all costs and expenses including 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 well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Ross Builders Supplies, Inc.

All those certain pieces, parcels or lots of land situate, lying and being in the city of Greenville, county of Greenville, state of South Carolina, being known and designated as Lot Nos. 1, 25 and 26 as shown on plat of property of Donald E. Baltz recorded in plat book Y page 46 of the R. M. C. Office for Greenville County, reference being made to said plat for a more complete description, of said lots.

It is understood and agreed that this mortgage is junior in lien to those certain mortgages executed to W. W. Wilkins covering lots Nos. 25 and 26 of said property and that certain mortgage executed to Belle B. Wilkins covering lot No. 1 of said property.

It is further understood and agreed that the mortgagee herein will release lot No. 25 upon payment of \$2750.00; lot No. 26 upon payment of \$2750.00 and lot No. 1 upon payment of \$1500.00 together with interest on said respective amounts.

This mortgage is subordinate to the first mortgage of W. W. Wilkins covering lots Nos. 25 and 26 of said property.