

OCT 9 11 00 AM '70

MORTGAGE OF REAL ESTATE BY A CORPORATION

Office of George F. Townes, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

BUILDER MARTS OF AMERICA, INC., (herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, BUILDER MARTS OF AMERICA, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of One Hundred Ninety-Five Thousand, Five Hundred (\$195,500.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable eighteen (18) months from date

with interest from \_\_\_\_\_ date \_\_\_\_\_, at the rate of eight and one-half (8½) percentum until paid; interest to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 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 per cent of the indebtedness as attorney's fee, 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

T. A. Roe, his heirs and assigns forever:

ALL those four lots of land in the City and County of Greenville, State of South Carolina, on Westfield Street, being all of the property owned by Builder Marts of America, Inc., on said Westfield Street, and more fully described in deeds of C & WC Railroads to Citizens Lumber Company, recorded in the R. M. C. Office for Greenville County in Deed Book 311, at page 408, River Mills to Citizens Lumber Company, recorded in said R. M. C. Office in Deed Book 307, at page 97, A. E. Morris and Henry B. McCoy to Citizens Lumber Company, recorded in Deed Book 307, at page 98, and C. H. Branyon to Citizens Lumber Company, recorded in said R. M. C. Office in Deed Book 772, at page 363.

Citizens Lumber Company by change of name became Builder Marts of America, Inc.

*Paid June 30, 1971.*

*T. A. Roe*

*Witness George F. Townes*

SATISFIED AND CANCELLED OF RECORD

30 DAY OF June 19 71  
*Ollie Farnsworth*

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

AT 4:23 O'CLOCK P. M. NO. 32081