MORTCAGE OF REAL ESTATE—Prepared by Rainey, Fant & Horton, Attorneys at Law, Greenville, S. C. BCOK 912 PAGE 234 GREENVILLE CO. S. C. The State of South Carolina, JAN 24 3 32 PM 1963 COUNTY OF GREENVILLE OLLIE FARMSWORTH R. M.C. To All Whom These Presents May Concern: GREETING: SEND JAMES C. BALENTINE , the said James C. Balentine certain promissory note in writing, of even date with these presents, hereinafter called the mortgagor(s) in and by my well and truly indebted to Prank Ulmer Lumber Co. am hereinafter called the mortgagee(s), in the full and just sum of THREE THOUSAND FIVE HUNDRED AND 00/100 ---- DOLLARS (\$3,500.00), to be paid two (2) years from the date hereof, with interest thereon from percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear six (6%) at the rate of annually 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 convenant 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, for 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. , the said mortgagor(s), in consideration of the said debt and sum of money NOW, KNOW ALL MEN, That I 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 situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 36, of a subdivision known as Wellington Green, as shown on a plat thereof prepared by Piedmont Engineering Service, dated September 1961, recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 29, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Rollingreen Road, the joint front corner of Lots Nos. 36 and 35, and running thence along the line of these lots, S. 30-44 W., 120.0 feet to an iron pin at the joint corner of Lots Nos. 35, 36 and 37; running thence N. 84-28 W., 93 feet to an iron pin on the Eastern side of Howell Road; running thence along the Eastern side of Howell Road; N. 1-53 B., 145.0 feet to an iron pin at an intersection, which intersection is curved, the chord of which is N. 55-17'B., 30.0 feet to an iron pin; thence along the Southern side of Rollingreen Road the following courses and distances, to-wit: S. 79-19 B., 25.2 feet to an iron pin; thence continuing along the Southern