Apr 29 | 10 10 AM '71

BOOK 1188 PAGE 423

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

COLONIAL COMPANY, INC.

(hereinafter referred to as Mortgagor) is well-and truly indebted un to

BUILDER MARTS OF AMERICA, INC.

with interest thereon from date at the rate of seven per centum per annum, to be paid: at maturity.

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

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ALL those four lots of land in the County of Greenville, State of South Carolina, known and designated as Lots 40, 160, 195, and 209 of Augusta Acres, and shown by plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 201.

This mortgage is junior in rank to certain first mortgages over the above described lots.

Each of the four lots above described shall be released from this mortgage upon the payment of the principal sum of \$1500.00, together with all interest owing at the date of such release.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumbed the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD

OF DAY OF OF TO 1976

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

AT 3:15 O'CLOCK G. M. NO. 1 1 4 5 C.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK _____ PAGE _ 2 2 2

- Release for 160 See Deed B

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