



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, David U. Mauldin, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Seven Thousand, Five Hundred and No/100 - - - - -

(\$ 7,500.00 ) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Seventy-Five and No/100 - - - - - (\$ 75.00 )

Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and on the south side of Blue Ridge Drive near the City of Greenville in a section known as Sans Souci, and being a part of a subdivision known as Chelsea, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Blue Ridge Drive at a point 61.2 feet from the southeast corner of the intersection of Beacon Street with Blue Ridge Drive, and running thence along the south side of Blue Ridge Drive, in an easterly direction, 61.3 feet to an iron pin; thence in a southerly direction on a line parallel with Beacon Street, 200 feet to an iron pin; thence in a westerly direction on a line parallel with Blue Ridge Drive, 61.3 feet to an iron pin; thence in a northerly direction 200 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

"The house is known as No. 202 Blue Ridge Drive and is the same as conveyed to me by W. C. Hart and Glenna Hart by deed dated August 30, 1943 and recorded in the R. M. C. office for Greenville County in Vol. 256, at page 116."

PAID BY DEED RECORDS

*H. Ray*

RECORDED