



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 Four Thousand, Eight Hundred and No/100 - - - -

(\$ 4,800.00 - -) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Forty-Eight and No/100 - - - - - (\$ 48.00 - - - - -)

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 within the corporate limits of the City of Greenville, and being known and designated as a portion of Lots Nos. 1 and 2 of the property of Sumlar Hall in a section known as Nicholtown as shown on a plat thereof prepared by Pickell and Pickell, Eng., on September 18, 1953, said lots being a portion of Tract No. 5 of the property of the estate of James Hall as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C at page 89, and being known and designated as Lot No. 3 of the property of D. U. Mauldin according to a plat thereof prepared by C. C. Jones, C.E., August 4, 1954, and having, according to the Jones Plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Hall Street, joint front corners of Lots 2 and 3 and running thence with the joint line of said lots, N. 22-38 W. 125.6 feet to an iron pin; thence S. 67-22 W. 67 feet to an iron pin on the eastern side of River Street; thence with said Street, S. 26-31 E. 126 feet to an iron pin at the intersection of River Street and Hall Street; thence with Hall Street N. 67-22 E. 40 feet to the beginning corner; being a portion of the same property conveyed to me by Sumlar Hall by deed dated August 7, 1954 and recorded in the R. M. C. office for Greenville County in Deed Vol. 505, page 453.

This also includes 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."

Handwritten signatures and notes at the bottom of the page, including 'David U. Mauldin', 'C. C. Jones', and dates like 'Dec 22, 1954'.