

FILED GREENVILLE CO. S. C.



DEC 17 11 11 AM 1952

OLLIE FARNSWORTH R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J. H. Mauldin, of Greenville County, SEND GREETING:

WHEREAS, I the said J. H. Mauldin

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Seventeen Thousand and No/100 (\$ 17,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

One Hundred, Seventy and No/100 (\$ 170.00 ) 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, the said J. H. Mauldin

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,

the said J. H. Mauldin 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, located on the southern side of Townes Street Extension known as Lots Nos. 12 and 13 as shown on plat of property of J. H. Mauldin by C. C. Jones, Engineer, dated October 1952, from which plat the following description including both lots is taken:

"BEGINNING at an iron pin at the joint front corner of Lots 11 and 12 on the southern side of Townes Street Extension, and running thence with the joint line between these lots, S. 5-03 W. 194.5 feet to their joint rear corner on a 15-foot alley; thence along the northern edge of said alley, N. 79-54 W. 55 feet to the joint rear corner of Lots 12 and 13, and N. 79-14 W. along the rear line of Lot 13 to the north-west intersection of said alley with Townes Street Extension; thence along Townes Street across the front of Lot 13, N. 17-04 E. 31 feet, N. 40-45 E. 55.3 feet, N. 50-19 E. 50 feet, and N. 60-41 E. 54 feet to the joint front corner of Lots 12 and 13; thence across the front of Lot 12, N. 73-52 E. 90 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. Being the same conveyed to me by Henry L. Hindman, et al. by deed dated Dec. 11th, 1952, not yet recorded."

For Deleane Lots 12 + 13 Cont. Plat 13 Res. Deed Book 548 Page 361

C. W. Jones, Jr. Greenville, S. C. Dec 17, 1952