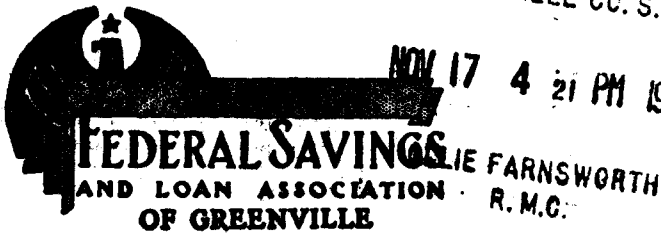


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GREENVILLE CO. S. C.

NOV 17 4 21 PM 1954



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 Ten Thousand and No/100 - - - - -

(\$ 10,000.00 ) Dollars, with interest at the rate specified in said note, to be repaid in installments of

One Hundred and No/100 - - - - - (\$ 100.00 )

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 in Greenville Township, being known and designated as Lots Nos. 1 and 3 of a subdivision of the property of Roy Bass as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book U, at page 139, which plat is a resurvey of Lots Nos. 20, 21, 22, 23 and 24 of a subdivision known as Fallis Annex as shown on plat recorded in the R. M. C. office for Greenville County in Plat Book C, at page 100, and having the following metes and bounds, to-wit:

LOT NO. 1: BEGINNING at an iron pin on the east side of Bradley Street at the corner of Lot No. 25, of Section 1, of Fallis Annex, and running thence along the line of that lot, N. 64-30 E. 200 feet to an iron pin; thence S. 24-00 E. 105 feet to an iron pin at the corner of Lot No. 2 of the Bass property; thence along the line of that lot, S. 64-30 W. 200 feet to an iron pin at the corner of said lot on the east side of Bradley Street; thence along the east side of Bradley Street, N. 24-00 W. 105 feet to the beginning corner.

This lot is composed of all of Lot 24 and 42 feet of Lot No. 23 of Section 1 of Fallis Annex.

LOT NO. 3: BEGINNING at an iron pin on the east side of Bradley Street at the corner of Lot 19 of Section 1, of Fallis Annex, and running thence along the east side of Bradley Street, N. 24-00 W. 105 feet to an iron pin at the corner of Lot No. 2 of the Bass property; thence along the line of that lot, N. 64-30 E. 200 feet to an iron pin at the rear corner of said lot; thence S. 24-00 E. 105 feet to an iron pin at the rear corner of Lot No. 19 of Section 1, of Fallis Annex; thence along the line of Lot No. 19, S. 64-30 W. 200 feet to an iron pin at the beginning corner.

This lot is composed of all of Lot 20 and 42 feet of Lot 21 of Section 1 of Fallis Annex.

The above described property is the same conveyed to me by Roy Bass Motor Company, Inc. by deed of even date herewith, not yet recorded.