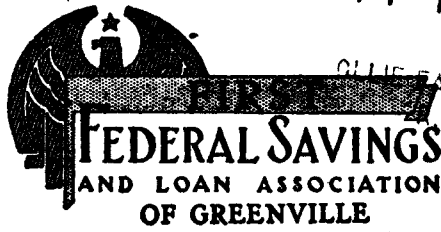


FILED GREENVILLE CO. S. C.

MAR 1 11 43 AM 1955



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville

To All Whom These Presents May Concern:

I, D. 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 GREENVILLE, in the full and just sum of Fourteen Thousand and No/100

(\$ 14,000.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

One Hundred, Forty and No/100 (\$ 140.00)

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, in Greenville Township, shown on plat of property of Ruth B. Mauldin made by Terry T. Dill, R. S., Feb. 23, 1955, recorded in the R. M. C. office in Plat Book, at page, and according to said plat having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwesterly side of the New Buncombe Road, joint front corner of Lot No. 5, and running thence with the line of said lot, S. 50-50 W., 152.2 feet to an iron pin on a ten foot drive; thence with said driveway, S. 17-48 E., 98.7 feet; thence N. 75-42 E., 74.8 feet; thence N. 59-36 E., 121.3 feet to an iron pin on the right-of-way on the southwesterly side of the New Buncombe Road; thence with said right-of-way, N. 39-10 W., 140 feet to the point of beginning, 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 Ruth B. Mauldin by deed dated February 24, 1955, not yet recorded."

The property above described is a portion of Lots Nos. 3 and 4 of a subdivision of the Perry property as shown on a plat recorded in Plat Book K, at page 144. See also plat of the property of Ruth B. Mauldin recorded in Plat Book BB, page 173.

This is a construction mortgage. A lapse of a period of more than 30 days without any construction work being done thereon, or a failure to complete the house within a reasonable time, not to exceed six months, shall constitute a breach of the terms of this mortgage and the holder hereof may institute foreclosure proceedings without delay.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

[Signature]

Witness

RECORDED AND CANCELLED OF RECORD
DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.

For Extension Agreement see R. S. M. Book 670, Page 352. For Release Plat see Book 536, Page 471