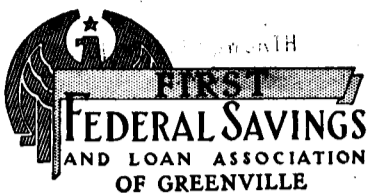


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BOOK 993 PAGE 531



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Mauldin Construction Co., a South Carolina corporation with its principal place of business in Greenville, S. C., (hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of:

Nine Thous and, Five Hundred and No/100----- (\$ 9,500.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Sixty-One and 21/100----- (\$ 61.21) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot 54 of a subdivision known as Brookwood Forest Section II as shown on plat of a portion of said subdivision prepared by Webb Surveying and Mapping Co., November 1964 and recorded in the R. M. C. Office for Greenville County in Plat Book 333 at Page 20 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of Wintergreen Lane at the joint front corner of Lots 53 and 54, said pin being also in the center of a 50-foot right-of-way granted to the City of Greenville for a water main and running thence along the western side of Wintergreen Lane, N. 26-21 E. 159.4 feet to an iron pin at the joint rear corner of Lot 55; thence along the line of that lot, N. 61-27 W. 150 feet to an iron pin on the eastern side of Rutherford Road; thence along the eastern side of Rutherford Road, S. 27-01 W. 100 feet to an iron pin; thence continuing along the eastern side of Rutherford Road, S. 25-23 W. 47.5 feet to an iron pin at the rear water main corner of Lot 53; thence along the line of that lot, following the center of said right-of-way, S. 56-51 E. 151.7 feet to the beginning corner.

PAID, SATISFIED AND CANCELLED

First Federal Savings and Loan Association of Greenville, S. C.

Thomas M. Creech
Asst. Vice President

12-14 1965

Witness: Louise N. Greenmillion

SATISFIED AND CANCELLED OF RECORD

16 DAY OF December 1965

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:06 O'CLOCK A. M. NO. 17950