

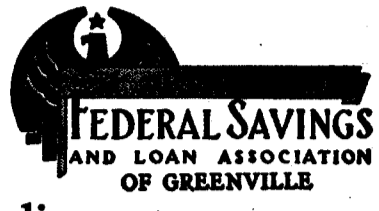
MAY 10 4 19 PM 1964

OLLIE FARNSWORTH
REC'D.

BOOK 959 PAGE 145

FILED
GREENVILLE CO. S. C.

MAY 10 4 19 PM 1964



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., 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 Seventeen Thousand, Five Hundred & no/100 (\$17,500.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of _____

One Hundred Twelve and 76/100----- (\$ 112.76) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 25 years after date. The 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 (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, become immediately due and payable, and the holder 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, being shown and designated as Lot No. 79 on plat of Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the office of the R. M. C. for Greenville County in Plat Book QQ at page 177, and being more particularly described with reference to said plat as follows:

"BEGINNING at a point on the easterly side of Kimberly Lane, joint front corner of Lots 79 and 78, and running thence along the common boundary of said lots, S. 83-23 E. 182.6 feet to a point in the line of Lot 68; thence turning and running along the line of said lot and Lot 67, S. 6-23 W. 110 feet to a point, joint rear corner of Lots 79 and 80; thence turning and running N. 80-33 W. 182.8 feet to a point on the easterly side of Kimberly Lane; thence turning and running along Kimberly Lane, N. 11-02 E. 100 feet to the point of beginning; being the same conveyed to mortgagor corporation by Drexel, Inc. by deed dated May 15, 1964, to be recorded herewith."

See Greenville County Plat Book QQ at page 177

RECORDED IN BOOK 959 PAGE 145
R. M. C. FOR GREENVILLE COUNTY, S. C.
M. NO. 1336

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 116 PAGE 277