

FILED
GREENVILLE S. C.

STATE OF SOUTH CAROLINA

MAY 20 10 31 AM 1957

BOOK 713 PAGE 453

County of Greenville

LOLLIE F. BARNWORTH
R.M.C.

To all Whom These Presents May Concern:

WHEREAS I, James P. Yonce, of Greenville County, am well and truly indebted to J. H. Mauldin

in the full and just sum of One Thousand, Seven Hundred, Fifty and No/100 - - (\$1,750.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable as follows:

Payable 24 months from date

with interest from date at the rate of 5 - 1/2 per centum per annum until paid; interest to be computed and paid bi-annually and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said James P. Yonce

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 J. H. Mauldin, his heirs and assigns forever:

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 within the corporate limits of the City of Greenville, being known and designated as Lot No. 1 and the northern portion of Lot No. 2, of Block H, of a subdivision known as "Highland Terrace" according to a plat thereof prepared by W. J. Riddle, October, 1936, recorded in the R. M. C. office for Greenville County in Plat Book K, at page 120, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Townes Street Extension at the northeast corner of Lot No. 1, of Block H, and running thence along the northern line of said lot, N. 73-16 W. 150 feet to an iron pin; thence S. 16-44 W. 66 feet, 8 inches to an iron pin on the rear line of Lot No. 2, of Block H; thence along a new line through Lot No. 2, of Block H, S. 73-16 E. 150 feet to an iron pin on the western side of Townes Street Extension; thence along the western side of Townes Street Extension, N. 16-44 E. 66 feet, 8 inches to the beginning corner; being the same conveyed to me by J. H. Mauldin by deed dated November 6, 1952, recorded in the R. M. C. Office for Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by the First Federal Savings and Loan Association of Greenville, being recorded in the R. M. C. Office for Greenville County in Mortgage Book 547, at page 284.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

J. H. Mauldin, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

SATISFIED AND WARRANTED
MAY 20 1957
R. M. C.