

NOV 17 11 22 AM 1964

OLLIE FARNSWORTH
R. M. C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Uldrick Construction Co., Inc., 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

Thirty Thousand and No/100----- (\$ 30,000.00) 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 Two Hundred Fifty-Three and 17/100----- (\$ 253.17) 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 15 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, in the City of Greenville, on the northwestern side of Old Spartanburg Road, presently called East North Street, being shown as the major portions of Lots 2, 3, and 4 on a plat of the Property of W. A. Bates, dated May 1951, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 124 and having, according to a more recent survey dated November 12, 1964 prepared by J. C. Hill, Surveyor, and recorded in Plat Book GGG at Page 182, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwestern side of East North Street, joint front corner of Lot 1 and Part 2 and running thence with the joint line of said lots, N. 18-10 W. 245 feet to an iron pin, joint rear corner of Lot 1 and Part 2; thence along the rear of Part 2, Part 3, and Part 4, S. 71-40 W. 231.3 feet to an iron pin, joint rear corner of Part 4 and Lot 5 and running thence with the joint line of said lots, S. 24-50 E. 245.4 feet to an iron pin on East North Street, joint front corner of Part 4 and Lot 5; thence with East North Street along the front line of Part 4, Part 3 and Part 2 in a curved line, the chord being N. 71-55 E. 197.2 feet to an iron pin on East North Street, the point of beginning; being the same conveyed to the mortgagor corporation by Wilson Development Company, Inc. by deed of even date to be recorded herewith."

SATISFIED AND CANCELLED BY RECORD

7 DAY OF June 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:00 P.M. NO. 2219

PAID, SATISFIED AND CANCELLED
First Federal Savings & Loan Association
OF GREENVILLE, S. C.

Virginia W. Bellamy
HOLLY SPRING, S. C.

Witness

June 7 - 1965
Judy W. [Signature]