

FILED
GREENVILLE CO. S. C.THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEAPR 28 3 18 PM '71
DONNIE S. HINNERSLEY
R.M.C.

BOOK 1368 PAGE 775

To All Whom These Presents May Concern:

MAULDIN PROPERTIES, A Partnership

SEND GREETING:

Whereas, _____, the said mortgagor
in and by _____ its certain _____ note in writing, of even date with these
Presents, _____ is well and truly indebted to SOUTHERN BANK AND TRUST COMPANY
in the full and just sum of Fifty Six Thousand and No/00 (\$56,000.00)
_____, to be paid one year from date

_____, with interest thereon from date
at the rate of $9\frac{1}{2}$ per centum per annum, to be computed and paid in arrears quarterly
until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that _____, the said MAULDIN PROPERTIES, A Partnership
_____, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHERN
BANK AND TRUST COMPANY _____ according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to _____, the said mortgagee
_____, in hand well and truly paid by the said mortgagor

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 SOUTHERN BANK AND TRUST COMPANY, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, beginning at an iron pin on Old Laurens Road, which iron pin is 287 feet from the corner, of said original tract covered by the mortgage, and fronting on Old Laurens Road, and running along Old Laurens Road S. 24-27 E. 281.73 feet to an iron pin; thence turning and running N. 55-36 E. 143.87 feet thence N. 34-00 E. 53.78 feet to an iron pin; thence N. 55-36 E. 124.22 feet to an iron pin, the east rear corner of lot; thence turning and running N. 41-57 W. 84.55 feet to an iron pin; thence running N. 45-07 W. 100 feet to an iron pin; thence N. 48-17 W. 77.90 feet to an iron pin, the west rear corner of lot; thence turning and running S. 55-36 W. 221.03 feet to an iron pin, the point of beginning, LESS AND EXCEPT that portion of the above described property known as Lot No. 5 previously conveyed to Charles F. Sims, Jr. and Lewis C. Barker, Jr. by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1002 at Page 134, and LESS AND EXCEPT that portion of the above described property known as Lots Nos. 1 and 2 previously conveyed to James Allison, Mary Coombes, and

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