



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE R.M.C. 32 AM 1950

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... GREENVILLE.....

To All Whom These Presents May Concern:

I, J. H. Mauldin, of Greenville County, SEND GREETING:

WHEREAS, I, the said J. H. Mauldin

in and by MY certain promissory note, in writing, of even date with these presents, well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of FOUR THOUSAND, FIVE HUNDRED AND NO/100 (\$ 4,500.00.)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

FORTY-FIVE AND NO/100 (\$ 45.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 thereof, become immediately due and payable, who 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, the said J. H. Mauldin

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, the said

J. H. Mauldin 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, and in Greenville Township, now within the corporate limits of the City of Greenville, being known and designated as Lot No. 31 of a subdivision of the property of Central Realty Corporation known as "Vista Hills", according to a plat thereof prepared by Dalton and Neves, Engineers, May 1946, which is of record in the R. M. C. office for Greenville County in Plat Book P, at page 39, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the South side of Ridgecrest Drive at the joint front corner of Lots Nos. 31 and 32, and running thence along the South side of Ridgecrest Drive, S. 50-45 W. 68.3 feet to an iron pin on the South side of Ridgecrest Drive; thence following the curvature of Wayne street (the chord of which is S. 12-13 W.) 39.1 feet to an iron pin on the East side of Wayne street; thence along the East side of Wayne street, S. 26-18 E. 111.8 feet to the corner of Lot No. 30; thence along the line of Lot No. 30, N. 63-0 E. 126.6 feet to an iron pin at the joint corner of Lots Nos. 30, 32 and 35; thence along the line of Lot No. 32, N. 39-15 W. 160 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being one of the lots of land conveyed to me by Central Realty Corporation by deed of even date herewith, not yet recorded."

23 Oct 50 Allie Farnsworth

2019 R 25808

Evelyn Partee

Vivian W. Belding assistant

Oct. 19, 1950