

AUG 7 10 00 AM 1950



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE LIE FARNSWORTH R. M. C.

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, am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of FIVE THOUSAND AND NO/100 (\$5,000.00)

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

FIFTY AND NO/100 (\$50.00) 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, Gantt Township, being known and designated as Lot No. 67 and the western one-half of Lot No. 68 of a subdivision known as Sylvan Hills, according to a plat thereof prepared by Piedmont Engineering Service, June 1948, which plat is of record in the R. M. C. office for Greenville County in Plat Book S, at page 103, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northern side of Morningside Drive in the center of the front line of Lot No. 68, and running thence with the center line of Lot No. 68, in a northerly direction, 150 feet, more or less, to an iron pin in the center of the rear line of Lot No. 68; thence S. 84-24 W . 116.4 feet to an iron pin on the Eastern side of Morningside Drive; thence with said drive, S. 0-18 W. 130.75 feet to an iron pin; thence with the curve of the intersection of Morningside Drive and Milton Drive, the chord of which is S. 47-32 E. 26.9 feet to an iron pin on the North side of Milton Drive; thence with said drive, N. 84-24 E. 107.9 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 a portion of the property conveyed to me by John G. Coward and Dorothy L. Coward by their deed dated March 8, 1950, recorded in the R. M. C. office for Greenville County in Vol. 404, at page 353."

Joyce E. Raines

Myrtle P. Hutchinson

Nov. 22, 1950

Handwritten notes and stamps, including "2:17" and "88688".