



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 GREETINGS

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Thirteen Thousand and No/100

(\$ 13,000.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

One Hundred, Thirty and No/100 (\$ 130.00) 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, Butler Township, being known and designated as Lots Nos. 25 and 98 of a subdivision known as College Heights according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book P, at page 75, and having, according to said plat, the following metes and bounds, to-wit:

LOT NO. 25: BEGINNING at an iron pin on the southern side of Winthrop Avenue, joint front corner of Lots 18 and 25, and running thence S. 56-50 W. 144.2 feet to an iron pin in line with Lot No. 26; thence with the line of Lot No. 26, S. 33-10 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25, thence with the joint line of said lots, N. 56-50 E. 144.2 feet to an iron pin on Winthrop Avenue; thence with said avenue, N. 33-00 W. 75 feet to the beginning corner.

LOT NO. 98: BEGINNING at an iron pin on the southern side of Auburn Circle, joint front corner of Lots Nos. 97 and 98, and running thence with the joint line of said lots, S. 56-58 W. 156 feet to an iron pin; thence S. 25 E. 43.0 feet to an iron pin, thence S. 58 E. 35 feet to an iron pin, joint rear corner of Lots Nos. 98 and 99; thence with the joint line of said lots, N. 56-58 E. 147 feet to an iron pin on Auburn Circle; thence with said Auburn Circle, N. 33-10 W. 75 feet to the beginning corner.

The above described lots are the same as conveyed to me by J. T. Collins, Trustee for J. T. Collins and W. M. Batson, Jr. by deed of even date herewith and recorded.

This mortgage also covers 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.

For Release Lot 98 See Deed Book 517 Page 70 deed to Luther M. Hall et al

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Greenville, S. C.

Witness:
J. H. Mauldin

Received of J. H. Mauldin the sum of \$13,000.00
for the purpose of making a loan to the undersigned
on the terms and conditions set forth in the promissory note
dated this 1st day of _____ 19__