



FILED
GREENVILLE COUNTY
MAY 3 10 12 AM 1956
CLERK OF COURTS
GREENVILLE, S. C.

State of South Carolina }
COUNTY OF Greenville } MORTGAGE OF REAL ESTATE

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 Twenty-Six Thousand, Seven Hundred, Fifty and No/100 - -

(\$ 26,750.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note, (the terms of which are incorporated herein by reference) to be repaid in installments of Two Hundred, Eleven and 54/100 - - - - - (\$ 211.54) 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. The last payment on this mortgage, if not sooner paid, will be due and payable fifteen (15) years after date. The 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 (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, become immediately due and payable, and the holder 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, within the corporate limits of the City of Greenville, on the eastern edge of North Main Street, South of Richland Creek, West of Henley's property and North of Highland Terrace, and bounded and described as follows:

"BEGINNING at a point on the eastern edge of North Main Street in the center of Richland Creek where the line of Lucy L. Hindman's property intersects North Main Street, and running thence with the center of Richland Creek, S. 75-48 E. 195 feet, more or less, to a corner; thence following the center of Richland Creek, S. 54-23 E. 881.6 feet to a corner; thence S. 42 E. 115 feet, more or less, to Henley's corner; thence following Henley's line, S. 26-00 W. 270 feet, more or less, to a corner; thence N. 66-04 W. 893 feet, more or less, to a corner; thence N. 14-47 E. 204.5 feet to a corner; thence N. 82-09 W. 63.8 feet to a corner; thence N. 87-38 W. 127.5 feet to a corner; thence N. 14-47 W. along the eastern edge of North Main Street, 320 feet, more or less, to the beginning corner; less, however, the following lots or parcels which have heretofore been conveyed: (a) a lot conveyed by me to J. H. Graves by deed dated May 14, 1954 and recorded in the R. M. C. office for Greenville County in Vol. 500, at page 255; (b) a 10-foot strip lying in the rear of Lot No. 20 of a subdivision known as Highland Terrace as shown on a plat recorded in Plat Book L, at page 49, which strip is now the property of Geraldine Welch; and (c) that certain lot known and designated as Lot No. 2 of the property of J. H. Mauldin, as per plat made by C. C. Jones, C. E., July 30, 1956, which lot is being conveyed by me to James C. Bowick."

It is understood and agreed that there is included in the above description a 50-foot street known as Hindman Drive, and that this street shall remain open as a means of ingress and egress to and from the property now abutting thereon.

The above described tract is the greater portion of the property conveyed to me by Dorothy H. Davenport, et al., by deed dated March 30, 1954 and recorded in the R. M. C. office for Greenville County in Vol. 498, at page 489.

RECORDED AND CANCELLED BY PEOPLE
DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.
O'CLOCK

PAID, SAIGNED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.
Vice President

For Release See R. E. M. Book 891 Page 506