



JUN 1 11 25 AM 1962

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 Eighteen Thousand and No/100... Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

(\$) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balance, and then to the payment of principal. 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/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, in the City of Greenville, lying east of North Main Street and south of Richland Creek, being known and designated as Lots 1 through 19, inclusive, of a subdivision known as Swanson Court as shown on plat thereof prepared by C. C. Jones, Engineer, April, 1962, not yet recorded, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Swanson Court at the joint corner of Lots Nos. 19 and 20, and running thence along the joint line of said lots, N. 14-55 E. 233.7 feet to a point in the center of Richland Creek, witnessed by an iron pin set back 25 feet, more or less, on line; thence along the center of Richland Creek, being the rear lines of Lots 19 through 10, the traverse lines being S. 67-18 E. 45 feet, S. 53-06 E. 85.4 feet, S. 52-40 E. 123 feet, S. 57-45 E. 85.2 feet, S. 56-10 E. 85 feet, S. 48-20 E. 87.6 feet, S. 69-00 E. 90 feet, S. 51-00 E. 85.5 feet, S. 56-05 E. 85 feet, S. 45-20 E. 106.3 feet, S. 65-05 E. 100 feet, and S. 40-10 E. 100.8 feet, to the corner of Henley property, said corner being witnessed by an iron pin set back 15 feet, more or less, on line; thence along the line of Henley property, S. 38-45 W. 292.9 feet, more or less, to an iron pin; thence along a line of Lot No. 9 and the rear lines of Lots Nos. 8, 7, 6, 5 and 4, N. 66-04 W. 522.1 feet to an iron pin; thence N. 23-56 E. 10. feet to an iron pin; thence along the rear lines of Lots 4 and 3, N. 66-04 W. 85 feet to an iron pin; thence S. 23-56 W. 10 feet to an iron pin; thence along the rear line of Lots 3, 2 and 1, N. 66-04 W. 170 feet to an iron pin at the corner of a lot belonging to J. H. Graves; thence along the line of that lot, N. 23-54 E. 200 feet to an iron pin on the southern side of Swanson Court; thence along the southern side of Swanson Court, S. 58-56 E. 340 feet to an iron pin at the joint front corner of Lots 4 and 5; thence continuing along the southern side of Swanson Court, S. 57-00 E. 255 feet to an iron pin; thence continuing along the southern side of Swanson Court, S. 53-11 E. 10 feet to an iron pin; thence along the joint front corner of Lots 7 and 8; thence following the curve of the turn around at the terminus of Swanson Court, the chords being S. 38-34 E. 37.8 feet, S. 54-53 E. 57 feet, N. 46-10 E. 70 feet, N. 45-57 W. 74.2 feet, and N. 75-20 W. 24.6 feet, to an iron pin at the joint front corner of Lots 10 and 11; thence along the northern side of

(continued on next page)

For Release see E. C. M. Book 895 Page 136. 8/1/62
For Release see E. C. M. Book 899 Page 103
For Release see E. C. M. Book 899 Page 117
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For Release see E. C. M. Book 899 Page 117

PAID, SATISFIED AND RECEIVED
First Federal Savings and Loan Association
of Greenville, S.C.
Witness my hand and seal this 31st day of July 1962
J. H. Mauldin

RECEIVED AND CASHED OF ENDORSE
Mortgage of J. H. Mauldin
J. H. Mauldin
AT 11:30 AM - JULY 31, 1962