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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Mauldin Construction Co., a South Carolina corporation with its principal place of business in Greenville, S. C.

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 Sixty-Seven Thousand, Nine Hundred & no/100 (\$ 67,900.00) Dollars for 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 balances and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 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, Chick Springs Township, containing 73 acres, more or less, and having, according to a plat of survey prepared by Terry T. Dill December 17, 1958, recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 67, and another plat prepared by Piedmont Engineering Service and recorded in the R. M. C. Office in Plat Book OO, at page 505, the following metes and bounds, to-wit:

"BEGINNING at a point in the center of the old Rutherford Road at the northwest corner of a lot now or formerly belonging to the John Locke Estate, and running thence along the center of the old Rutherford Road, the following courses and distances: N. 1-11 W. 359.4 feet, N. 12-24 E. 544.7 feet, N. 37-15 E. 542.5 feet, N. 24-34 E. 633 feet, and N. 22-36 W. 570.4 feet, to an iron pin at the southwest corner of a bridge over a creek; thence following the meanders of said creek as the line, the traverse lines being N. 52-24 E. 140 feet, S. 76-10 E. 144 feet, S. 87-45 E. 210.0 feet, and S. 44-25 E. 240 feet to an iron pin on the bank of said creek; thence leaving the creek and running N. 30-30 E. 238.3 feet to an iron pin; thence along the line of property now or formerly of T. Barto Black, S. 42-35 E. 1,182.7 feet to an iron pin; thence continuing along the line of property now or formerly belonging to T. Barto Black, S. 20-08 W. 1,256 feet to an iron pin at the northeast corner of a tract heretofore conveyed by M. A. Ashmore, et al., to C. H. Patrick & Co., Inc.; thence along the line of that property, N. 86-10 W. 404.6 feet to an iron pin; thence continuing along the line of that property, S. 11-30 W. 552 feet to an iron pin; thence in a westerly direction 770 feet, more or less, to an iron pin at the northeast corner of the aforesaid lot now or formerly belonging to the John Locke Estate; thence along the line of that property, N. 81-27 W. 355 feet to the beginning corner; being the same conveyed to the mortgagor corporation by M. A. Ashmore, et al. by deed dated July 25, 1962, to be recorded herewith."

REVISED 10-1-57. MICHAEL PRINTING CO.

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

SATISFIED AND CANCELLED OF RECORD 30 DAY OF Aug. 1963 Ollie Farnsworth R.M.C. F. GREENVILLE COUNTY, S. C. AT 3:03 O'CLOCK P.M. No. 6748

Witness: [Signature]

on Release Lot 20 Sec 1 See Deed Book 717 Page 536 deed to Robert J. Cooney
on Release Lot 1 Sec 1 See Deed Book 717 Page 346 deed to Charles D. Stephens
on Release Lot 2 Sec 1 See Deed Book 717 Page 314 deed to Joe Sam Turner
on Release Lot 4 Sec 1 See Deed Book 714 Page 258 deed to Randolph D. Coon
on Release Lot 5 Sec 1 See Deed Book 714 Page 256 deed to Daniel A. Fowler
on Release Lot 19 Sec 1 See Deed Book 717 Page 268
on Release Lot 27 Sec 1 See Deed Book 717 Page 442 deed to James C. Brown

on Release Lot 8 Sec 1 See Deed Book 717 Page 440 deed to Robert S. & Virginia H. Fox
on Release Lot 6 Sec 1 See Deed Book 731 Page 446
on Release Lot 4 Sec 1 See Deed Book 728 Page 568 deed to Frank W. Kellert et al
on Release Lot 24 Sec 1 See Deed Book 728 Page 570 deed to W. S. H. et al
on Release Lot W to City of Greenville See Deed Book 728 Page 107
on Release Lot 47 Sec 1 See Deed Book 732 Page 337 deed to Linda K. Henderson et al