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OLLIE FRANSWORTH  
R. M. C.

**FEDERAL SAVINGS  
AND LOAN ASSOCIATION  
OF GREENVILLE**

**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 GREEN-

VILLE, in the full and just sum of Seventeen Thousand, Five Hundred and No/100, 17,500.00 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 se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

One Hundred Twelve and 77/100-----(\$ 112.77 ) 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 25 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, being shown and designated as Lot No. 94 on plat of Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the office of the R. M. C. for Greenville County in Plat Book QQ at page 177, and being more particularly described with reference to said plat as follows:

"BEGINNING at a point on the southeasterly side of Dellrose Circle at the joint front corner of Lots 93 and 94 and running thence along the southeasterly side of Dellrose Circle, S. 1-40 W. 110.0 feet to a point, joint front corner of Lots 94 and 95; thence turning and running along the common boundary of said lots, N. 85-51 E. 205.0 feet to a point, joint rear corner of Lots 94 and 95 in the rear line of Lot 85; thence turning and running along a portion of the rear line of Lots 85, 86 and 94, N. 1-18 E. 67.8 feet to a point in the rear line of Lot 86, joint rear corner of Lots 93 and 94; thence turning and running along the common boundary of Lots 93 and 94, N. 82-20 W. 205.0 feet to the point of beginning; being the same conveyed to the mortgagor corporation by Drexel, Inc. by deed dated January 15, 1964 to be recorded herewith."

READ, SATTENED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C.

*H. Ray Davis*  
President

*May 13 1964*  
*Alvin W. Mahaffey*

*13 May 64*  
*OLLIE FRANSWORTH*  
*32144*