PAID AND SATISFIED IN FULL
SOUTH ELECTRIC CONSTR. CO., INC.

Date 4-21-77

By Earl O. Hall
BRANCH MANAGER

Witness: Barbara B. Mauldin

Received Donnie S. Lankenley
Home

31085

BOOK 47 PAGE 675

FEB 28 1972 Mail

Received Donnie S. Lankenley Home

State of South Carolina,

Filed for record in the R.M.C. Office for Greenville County, S. C. at 11:00 o'clock A.M., on the 16 day of February A.D., 19 72 and recorded in Book 1222 Page 672

Fee $

R.M.C. or Clerk, Court C.P. & G.S.
Greenville County, S.C.

SATISFIED AND CANCELLED OF RECORD
This 21 day of March 19 77
R. M. C. FOR GREENVILLE COUNTY, S. C.
At 2:30 O'CLOCK P. M. NO. 31085

GENERAL ELECTRIC CREDIT CORP. OF GEORGIA
P. O. BOX 4407, CHARLOTTE STATION
CHARLOTTE, NORTH CAROLINA 28204

Blk B, Lots 2,3,4,5, & 6, Ladson Est. City

MAY 16 1977

Mortgage & Assignment Recorded February 18, 1972 at 9:30 A. M., # 22272

Dated at Greenville, S.C. Allied Builders (SEAL)

January 24, 19 72 By: Mauldin Realty Co. (SEAL)

ACKNOWLEDGEMENT

STATE OF South Carolina
County of Greenville

WITNESS James T. Mauldin

WITNESS Barbara B. Mauldin

To all to whom these presents may come, or whom the same may in anywise concern, I, Mauldin Realty Co., a corporation chartered under the laws of the State of South Carolina, and having its principal place of business in the City of Greenville, in the County and State aforesaid, for and in consideration of the sum of Twenty-Five Thousand and No/100 ($25,000.00) Dollars, to it in hand well and truly paid by Allied Builders, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business in the City of Greenville, in the County and State aforesaid, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Allied Builders, its successors and assigns forever, all that piece, parcel or lot of land, with all improvements thereon, or hereafter to be erected thereon, situate, lying and being in the State and County aforesaid, and being more particularly described as follows:

BEGINNING at an iron pin on the Northeastern side of Ladson Street, at the joint front corner of Lots 1 and 2, and running thence along the joint line of said lots N. 50-30 E. 150 feet to an iron pin; thence S. 39-30 E. 100 feet to an iron pin; thence S. 50-30 W. 150 feet to an iron pin on the Northeastern side of Ladson Street; thence along the Northeastern side of Ladson Street N. 39-30 W. 100 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Mauldin Realty Co., dated January 24, 1972, to be recorded herewith.

This mortgage is given to secure the payment of a promissory note of even date herewith in the principal sum of $25,000.00, payable in accordance with the terms thereof.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever.

And the said mortgagor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against the said mortgagor and its successors and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if the said mortgagor, its successors or assigns, shall well and truly pay unto the said mortgagee, its successors or assigns, the said debt or sum of money aforesaid, with interest thereon, according to the true intent and meaning of the said promissory note, and shall perform all the covenants and conditions of this mortgage, then this mortgage shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED by and between the said parties that the mortgagor shall pay all taxes and assessments lawfully levied against the said premises, and shall keep the buildings on the said premises insured against loss by fire and other hazards in the sum of $25,000.00 for the benefit of the mortgagee, its successors or assigns, during the continuance of this mortgage, and that in default thereof the mortgagee may pay the same, and the amount so paid shall be added to the debt hereby secured and bear interest at the rate of eight per cent per annum.

AND IT IS AGREED that if the mortgagor shall fail to pay any of the taxes, assessments or insurance premiums as herein provided, or if the mortgagor shall fail to perform any of the covenants or conditions of this mortgage, then the mortgagee, its successors or assigns, may declare the whole debt due and payable, and may foreclose this mortgage.

AND IT IS AGREED that the mortgagee, its successors or assigns, may at any time after default in any of the terms of this mortgage, enter and take possession of the said premises, and may, after first giving notice required by law, sell the same at public auction at the usual place of sale in Greenville County, South Carolina, and may make a good and sufficient deed to the purchaser or purchasers at such sale; and out of the proceeds of such sale shall pay, first, all costs and charges of such sale and of all proceedings in connection therewith, including attorney's fees; second, the debt hereby secured, whether the same shall or shall not have become due at the time of such sale; and third, the surplus, if any, to the mortgagor, its successors or assigns.

AND IT IS AGREED that all rights and remedies granted to the mortgagee herein shall inure to the benefit of its successors and assigns.

WITNESS the hand and seal of the mortgagor this 24th day of January, 1972.

Signed, sealed and delivered in the presence of:

Mauldin Realty Co. (SEAL)
By: James T. Mauldin, Pres.

Witness: Barbara B. Mauldin

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Barbara B. Mauldin and made oath that she saw the within named Mauldin Realty Co., by James T. Mauldin, its President, sign, seal and as its act and deed deliver the within written mortgage deed, and that she with Linda Chandler witnessed the execution thereof.

SWORN to before me this 24th day of January, 1972.

Linda Chandler

Linda J. Haughey
NOTARY PUBLIC

My Commission Expires 10-26-81

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mauldin Realty Co.
By: James T. Mauldin, Pres.

(In the event the mortgagee is by a corporation) that he is the officer of the said corporation named and the said affixed thereto is the seal of the corporation, and that said instrument was signed, sealed and delivered by him as the act and deed of the said corporation for the uses and purposes therein contained and

to the best of his knowledge, and acknowledged that he executed the same, as his free and voluntary act for the purposes therein contained and

I, Linda Chandler, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Barbara B. Mauldin, the wife of James T. Mauldin, President of Mauldin Realty Co., a corporation chartered under the laws of the State of South Carolina, and having its principal place of business in the City of Greenville, in the County and State aforesaid, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the said corporation, its successors and assigns, all her interest and estate, and also all her right to dower of and in all and singular the premises mentioned and released in the within mortgage deed.

GIVEN under my hand and seal this 24th day of January, 1972.

Linda J. Haughey
NOTARY PUBLIC

My Commission Expires 10-26-81

Recorded February 28, 1972 at 9:30 A. M., # 22272

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