

VOL 458 PAGE 240

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

To All Whom These Presents May Concern:

I, J.H.Cowart

SEND GREETING:

Whereas, I, the said J.H.Cowart

in and by my certain promissory note in writing, of even date with these

Presents, I am well and truly indebted to Bank of Piedmont

in the full and just sum of Three Hundred Twenty Five and NO/00

, to be paid

Payable one year from date

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid annually

until paid in full: all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said J.H.Cowart

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Bank of Piedmont

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said J.H.Cowart

, in hand well and truly paid by the said Bank of Piedmont

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 Bank of Piedmont, its successors and assigns forever;

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing one and sixteen one-hundredth (1.16) Acres more or less, lying and situated in Eleventh School District and having the following courses and distances to wit;

Beginning at iron pin joint corner Mrs. Dora Mae Bennett and the Grantor thence along line of Mrs. Bennett S-80-W 305.3 feet to iron pin joint corner of Mrs. Bennett and Piedmont and Northern Railway, thence along Piedmont and Northern right of way 84 feet to iron pin joint corner Piedmont & Northern Ry. and P.H. McJunkin, thence S-70-3/4-E 291 feet to iron pin joint corner P.H. McJunkin and Grantor, thence along line of Grantor N-21-1/2-E- 316 feet to iron pin, thence N-56-50 W - 57.5 feet to beginning corner. "According to plate made by J.A. Pickens, Surveyor April 27th 1947."

This being a piece, part or portion of the land conveyed to Grantor by deed the 9th day of September 1942 by W.M. West, for record of said deed see Vol. 247- page 179 - and Book L. page 88 - in the R.M.C. and County Auditors office respectively for County and State aforesaid.