

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE COUNTY
DEC 29 10 12 AM 1955
R.M.C.

To All Whom These Presents May Concern:

J. LOUIS COWARD CONSTRUCTION COMPANY, INC. SEND GREETING:

Whereas, it, the said J. Louis Coward Construction Company, Inc.

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents,
is well and truly indebted to Patrick C. Fant

hereinafter called the mortgagee(s), in the full and just sum of Seventy Five Hundred Dollars - - - - -

- - - - - DOLLARS (\$ 7500.00), to be paid
six (6) months after date.

, with interest thereon from date

at the rate of Six per cent semi-annually until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 it, 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 mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to it, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Patrick C. Fant, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Clover Street, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 30 on Plat of Sharon Park, made by C. C. Jones & Associates, April, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book EE, at page 130; said lot fronting 90.5 feet along the Northeast side of Clover Street, running back to a depth of 224.6 feet on the Northwest side, to a depth of 264.5 feet on the Southeast side and being 84.2 feet across the rear.

This is the same property conveyed to J. Louis Coward Construction Company, Inc. by deed of Leslie & Shaw, Inc. by deed to be recorded herewith.