

FILED
GREENVILLE CO-S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 31 4 46 PM 1957 MORTGAGE

OLLIE FARM SWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William J. Coward, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John C. Cosby, Sr. and Mildred C. Cosby

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Two Thousand Five Hundred and NO/100ths** - - - - - DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of **five (5%)** per centum per annum, said principal and interest to be repaid:

Upon the closing of the sale of property of the Mortgagor located at **37 Ridgeway Drive, Woodfields**, or **six (6) months from date**, whichever occurs first.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of **Three (\$3.00) Dollars** to the Mortgagor in hand well and truly paid by the Mortgagee at and 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 Mortgagee, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as lot # 80, according to plat of property of Woodfields, Inc., a subdivision located on the Southwest side of the Augusta Road, said lot having the following metes and bounds, according to plat by C.C. Jones recorded in the R.M.C. Office for Greenville County in Flat Book S at Page 113:

"BEGINNING at an iron pin on the Western side of Ridgeway Drive, at the joint front corner of lots # 79 and 80, and running thence along the line of lot # 79, N. 56-28 W. 209.2 feet to an iron pin at the rear corner of lot # 79; thence along the line of lot # 81, N. 83-17 E. 237 feet, more or less, to an iron pin at the intersection of Ridgeway Drive and Brook Forest Drive; thence along the Western line of Ridgeway Drive in a curved line, the chord of which is S. 11-46 W. 79.3 feet to an iron pin; thence continuing with Ridgeway Drive, S. 32-49 W. 81 feet to the point of beginning. Being the same property conveyed to the mortgagor by deed recorded in Volume 386 at Page 257."

It is understood that this mortgage is junior in lien to a mortgage executed by mortgagor to C. Douglas Wilson Co. in the original sum of \$10,000.00 recorded in Volume 432 at Page 1.

ALSO, "All that lot of land in the City of Greenville, being shown as lot # 6 on a plat made for the Estate of M. D. Earle, by Curran Easley, Engr., May 20, 1950, lying on the south side of Crescent Avenue and West side of Pine Forest Drive Extension, and being more particularly described as follows:

"BEGINNING at the corner of said streets, thence with the west side of Pine Forest Drive Extension, S. 46-40 E. 164 feet to a pin on the West side of said Street; thence S. 45-30 W. 109.5 feet to a pin; thence northwesterly 184 feet to the South side of Crescent Avenue; thence with the South side of Crescent Avenue, N. 59-20 E. 67.2 feet to the beginning corner. Being the same premises conveyed to the mortgagor by John C. Cosby, Sr. and Mildred C. Cosby.

It is understood and agreed that the lien of this mortgage is junior to a mortgage this day executed to the South Carolina National Bank of Charleston, Greenville, S. C.

ALSO, All that other certain parcel or lot of land on the Southwestern side of Pineforest Drive Extension, being more particularly described by metes and bounds as follows: BEGINNING at an iron pin at the Southeastern corner of a lot owned by John C. Cosby, which pin is 164 feet from Crescent Avenue, and running thence with the Southeastern line of Cosby property, S. 45-30 W. 109.5 feet to iron pin; thence with the line of the McKisrick property, N. 65-07 E. 90.4 feet to pin; thence S. 67-35 E. 75.3 feet to iron pin; thence N. 47-40 W. 99.8 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Filed in public Sept 13, 1957

John C. Cosby, Sr.

Mildred C. Cosby

W. J. Coward, Jr.