

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C. BOOK 739 PAGE 399
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The State of South Carolina,
COUNTY OF GREENVILLE

OLLIE FANTWORTH
R.M.C.

To All Whom These Presents May Concern:

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

Whereas, 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 Ten Thousand and No/100 -----

----- DOLLARS (\$10,000.00), to be paid
six months after date

, with interest thereon from date

at the rate of six (6%) semi-annually percentum per annum, to be computed and paid
interest at the same rate as principal. until paid in full; all interest not paid when due to bear

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 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 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 situate on the West side of Mayfair Drive, near the City of Greenville, in Greenville County, S. C., being shown as Lot 19 of Block "D" on plat of Mayfair Estates, recorded in the RMC Office for Greenville County, S. C., in Plat Book "S", at pages 72 and 73, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Mayfair Drive at joint front corner of Lots 18 and 19 of Block "D" and running thence along the line of Lot 18, N. 83-23 W., 205.4 feet to an iron pin; thence S. 4-09 W., 19.9 feet to an iron pin; thence S. 60-48 E., 200 feet to an iron pin on the West side of Mayfair Drive, thence with the curve of Mayfair Drive (the chord being N. 6-38 E., 99.7 feet) to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Madelyn C. Flynn, et al, by deed dated September 26, 1957, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 585, page 51.