

The State of South Carolina,
COUNTY OF Greenville

AUG 26 4 53 PM 1959

OLLIE NEWBORTH
S. M. D.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said RALPH M. JONES
hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to J. LOUIS COWARD CONSTRUCTION COMPANY, INC.

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Five Hundred Forty-Nine
and 02/100 ----- DOLLARS (\$2,549.02), to be paid
ten years from the date hereof:

, with interest thereon from June 10, 1960
at the rate of Five and one-half (5½) percentum per annum, to be computed and paid
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 I, 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 me, 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 J. LOUIS COWARD CONSTRUCTION COMPANY, INC. its successors and assigns forever:

All that lot of land, with the improvements thereon, situate on the northeast side of Artillery Road and on the Southeast side of Bristol Drive near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 5 on plat of property of Palmetto Developers, Inc., made by Dalton & Neves, Engineers, October 1957, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Artillery Road, at joint front corner of Lots 4 and 5, said pin being located 55 feet in a Southeasterly direction from the point where the Northeast side of Artillery Road intersects with the Southeast side of Bristol Drive, and running thencealong the line of Lot 4, N. 59-45 E. 160 feet to an iron pin; thence N. 30-15 W. 106.2 feet to an iron pin on the Southeast side of Bristol Drive; thence along Bristol Drive S. 48-42 W. 143 feet to an iron pin; thence with the curve of Bristol Drive and Artillery Road (the chord being S. 9-15 W. 30.9 feet) to an iron pin on the Northeast side of Artillery Road; thence with the Northeast side of Artillery Road, S. 30-15 E. 55 feet to the beginning corner.

This is the same property conveyed to me by deed of J. Louis Coward Construction Company, Inc., dated June 10, 1959, and this mortgage is given to secure the balance of the purchase price. This mortgage is

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, S. C. ON AUGUST 26, 1959 AT 4:53 PM.