

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
Offices of Rainey, Fant, Traylor & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C. WITH
R.M.C.

State of South Carolina

JAN 26 3 37 PM 1960

COUNTY OF GREENVILLE

OLLIE FANT ROUTH
R.M.C.

To All Whom These Presents May Concern:

J. LOUIS COWARD

CONSTRUCTION COMPANY, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, J. LOUIS COWARD CONSTRUCTION COMPANY, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Nine Thousand and No/100-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable six months after date

with interest from _____ date _____, at the rate of six (6%)

percentum until paid; interest to be computed and paid six months after date and semi-annually thereafter

~~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 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 per cent of the indebtedness as attorney's fee, 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, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

PATRICK C. FANT, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 79 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a part of said subdivision prepared by J. Mac Richardson, December, 1959 and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Fairhaven Drive, the joint front corner Lots Nos. 79 and 80 and running thence along the joint line of Lots Nos. 79, 80 and 81, S. 78-56 W. 200 feet to an iron pin at a joint rear corner Lots Nos. 81 and 83; thence along the rear lines of Lots Nos. 83 and 84, N. 9-22 W. 86 feet to an iron pin at the rear corner Lot No. 78; thence along the line of that lot, N. 77-41 E. 195.4 feet to an iron pin on the western edge of Fairhaven Drive; thence along the western edge of Fairhaven Drive, S. 12-19 E. 90 feet to the beginning corner; being a portion of the property conveyed to the granting corporation by Edward G. Ballard, et al, by

Paid in full this 20th day of August 1960
Patrick C. Fant

SATISFIED AND CANCELED OF RECORD
14th day of August 1960
Ollie Fant Routh
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 11 O'LOCK 8/20/60