

DEC 2 3 17 AM 1961

State of South Carolina }

COUNTY OF GREENVILLE

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 (\$9,000.00) and no/100 -----

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

six (6) months after date

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

percentum until paid; interest to be computed and paid semi-annually

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. 119 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. Mac Richardson, Surveyor, March 1960, and recorded in the RMC Office for Greenville County in Plat Book QQ, at page 6, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern edge of Clingstone Drive, the joint front corner Lots Nos. 113 and 119 and running thence along the joint line of said lots, N. 0-32 W. 132.5 feet to an iron pin in the rear line of Lot No. 104; thence along the rear line of Lots Nos. 104 and 103, S. 85-30 W. 102 feet to an iron pin at the rear corner Lot No. 120; thence along the line of that lot, S. 4-25 E. 175.1 feet to an iron pin on the northern edge of Clingstone Drive; thence along the northern edge of

*This Mortgage Paid and cancelled
this 17th day of March, 1961.*

Patrick C. Fant (LS)

*Elith G. McClellan
Mildred R. James*

*17 March 61
Ellis Zarnsworth
10:35 A 22895-*