

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

J. Louis Coward Construction Company, Inc. SEND GREETINGS:

WHEREAS, the said J. Louis Coward Construction Company, Inc., a corporation chartered under the laws of the State of S. C., and having its principal place of business in Greenville County, S. C.

in and by its certain promissory note, in writing, of even date with these presents, is well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of EIGHTY-SEVEN HUNDRED FIFTY and no/100--- (\$ 8,750.00) Dollars,

with interest at the rate of six (6) per centum per annum, to be repaid in installments of

Seventy-three and 85/100--- \$ 73.85 Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days; or failure to comply with any of the By Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note; and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That it the said J. Louis Coward Construction Company, Inc.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION according to the terms of said note, and also in consideration of the further sum of Three Dollars to it the said

J. Louis Coward Construction Company, Inc.

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the Northwest intersection of Wickliffe Street and Eastlan Drive (formerly known as Montevista Avenue) in the City of Greenville, and being known and designated as Lot no. Ten (10) of Block E on plat of Carolina Court, made by R. E. Dalton, Engineer, Nov., 1922 and recorded in the R. M. C. Office for said County in Plat Book F, page 96, and having the following courses and distances, to-wit: Beginning at an Iron Pin at the Northwest intersection of Wickliffe Street and Eastlan Drive, and running along the West side of Eastlan Drive N. 23-55 W. 293.2 feet to an Iron Pin on the South edge of the right of way of the Atlantic Coastline Railroad (formerly C. & W. C. Railroad), thence along said right of way N. 72 W. 60 feet to an Iron Pin, thence with the joint property line of Lots nos. 9 & 10 in Block E, as shown on said plat S. 25-4 W. 273.4 feet to an Iron Pin on the North side of Wickliffe Street, thence along the North side of Wickliffe Street S. 54-55 E. 70 feet to the beginning point. This being the same property which was conveyed to mortgagor herein by James C. Bataon and Eunice Bataon by deed recorded in the said office in Deed Book 636, page 236.