

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

JAN 6 3 14 PM 1965

STATE OF SOUTH CAROLINA } OLLIE FAY WORTH
COUNTY OF GREENVILLE } R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Louis Coward Construction Co., Inc

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southeastern Land Co., Inc.
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty-Two Hundred Nineteen & No/100 ----- DOLLARS (\$ 2219.00),
with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

Payable one year from date, with interest from date to be computed and paid at maturity, with full privilege of anticipation at any time.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the 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 Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Cherokee Drive, near the City of Greenville, known and designated as Lot No. 346, Sector 7, of a subdivision known as Botany Woods, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book YY at Pages 76 and 77, said lot having such metes and bounds as shown thereon."

Being the same property conveyed to the mortgagor by the mortgagee herein, by deed to be recorded herewith.

It is understood that this mortgage is junior in lien to one of even date executed to C. S. Fox in the amount of \$13,000.00, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

For Acknowledgment at Greenville S.C. & N.C. Clerk of Court Page 300