

MORTGAGE OF REAL ESTATE BY A CORPORATION
GREENVILLE, S. C.
FEB 3 4 40 PM '72

State of South Carolina
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagors, Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc.

a corporation chartered under the laws of the State of South Carolina are indebted and truly indebted

to the mortgagees, Johnnie T. Phillips and Bessie P. Rumsey

in the full and just sum of Eighteen Thousand and No/100 (\$18,000.00)

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

with interest from No interest, at the rate of
percentum until paid; interest to be computed and paid

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 Johnnie T. Phillips and Bessie P. Rumsey, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Meadowood Lane, near the City of Greenville, S. C., containing 6.76 acres, more or less and having according to a plat entitled "Property of Bessie Rumsey" recorded in the RMC Office for Greenville County, S. C., in Plat Book FF page 316 and according to a more recent plat prepared by C. O. Riddle dated February 28, 1972 entitled "Property of Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc.", the following metes and bounds, to-wit:

(continued on reverse side)