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BOOK 1229 PAGE 551

State of South Carolina,

COUNTY OF GREENVILLE

JAMES B. GOWAN

SEND GREETING:

WHEREAS, I, the said James B. Gowan

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Mary Bolt Cole

in the full and just sum of TWENTY-SIX THOUSAND SIX HUNDRED FIFTY AND NO/100THS

(\$26,650.00) DOLLARS, to be paid at in Greenville, S. C., together with

interest thereon from date hereof until maturity at the rate of five and one-half (5½%) per centum per annum,

said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of May, 1972, and on the 1st day of each succeeding

month of each year thereafter the sum of \$289.42, to be applied on the

interest and principal of said note, said payments to continue up to and including the 1st day of March

1982, and the balance of said principal and interest to be due and payable on the 1st day of April

1982; the aforesaid monthly payments of \$289.42 each are to be applied first to

interest at the rate of five and one-half (5½%) per centum per annum on the principal sum of \$26,650.00 or

so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 (10%) per cent, of the indebtedness as attorneys' fees, 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 I, the said James B. Gowan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mary Bolt Cole according

to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said James B. Gowan

in hand and truly paid by the said Mary Bolt Cole

at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released,

and by these Presents do grant, bargain, sell and release unto the said MARY BOLT COLE

All that certain piece, parcel or lot of land situate, lying and being on the Eastern side of Sumner Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 as shown on plat entitled "Property of Melville Land Company", dated May, 1905, prepared by Lockwood, Greene & Co., recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book A at page 99, and having according to said plat, the following metes and bounds:

BEGINNING AT an iron pin on the Eastern side of Sumner Street at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 7 S. 71-13 E. 193.01 feet to an iron pin in the line of a 20 foot alley at the joint rear corner of Lots Nos. 7 and 8; thence with the line of said 20 foot alley S. 17 W. 51.17 feet to an iron pin in the line of said 20 foot alley at the joint rear corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9 N. 75-30 W. 192.55 feet to an iron pin on the Eastern side of Sumner Street at the joint front corner of Lots Nos. 8 and 9; thence with the Eastern side of Sumner Street N. 16-20 E. 52.375 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being on the Eastern side of Sumner Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 9 as shown on plat entitled "Property of Melville Land Company", dated May, 1905, prepared by Lockwood, Greene & Co., recorded in the R. M. C. Office for