

GREENVILLE CO. S. C.

State of South Carolina

JAN 27 1 01 PM '77

BOOK 1388 PAGE 19

COUNTY OF GREENVILLE

BONNIE S. TANNERSLEY
R.M.C.

To All Whom These Presents May Concern: We, Charles R. Covington and Janice M.

Covington,

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by their certain promissory note in writing, of even date with these Presents, are well and truly indebted to Steve C. Van Patton and Sharon K. Van

Patton,

hereinafter called Mortgagee, in the full and just sum of

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---THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$3,250.00)---DOLLARS, to be paid in monthly installments of THIRTY-SIX AND 10/100 (\$36.10) DOLLARS per month beginning on the tenth day of February, 1977, and on the tenth day of each month thereafter for a period of five (5) years, with the unpaid balance being due and payable in full on January 10, 1982. Makers reserve the right to pay the balance in full at anytime without penalty.

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with interest thereon from date at the rate of six (6%) per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's 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 the said Mortgagor(s), 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 the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee, their heirs and assigns:

All that certain parcel or lot of land situated on the east side of Caldwell Street, near the limits of the City of Greer, and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 57 of the property of Geanie Caldwell according to survey and plat thereof by H. L. Dunahoo, Surveyor, dated October 24, 1949, recorded in Plat Book "X", page 1, R.M.C. Office for Greenville County, having a frontage of 70 feet on Caldwell Street, a depth of 263.4 feet on the north side, a rear line of 79.5 feet on the east side, and a depth of 227.3 feet on the south side.

ALSO: All that other parcel or strip of land 15 feet in width adjoining the lot above described, being a portion of Lot No. 56 of the said Caldwell property, and being the remainder of Lot No. 56 reserved by Larry Ribak and Stanley Ribak from their deed to Joseph J. Hill, et al, and being the remaining portion of the property conveyed to them by Lloyd E. Hunt, recorded in Deed Book 516, page 98, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagors by deed of mortgagees dated January 26, 1977, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
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R9 11218

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