10M 10-59 No. 142—MORTGAGE OF REAL ESTATE—(Patterson Form) W. A. Seybt & Co., Inc., Office Supplies, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 13 12 20 PM 1953

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

J. LOUIS COWARD CONSTRUCTION COMPANY, INC. SENDS GREETING:

Whereas, , the said J. Louis Coward Construction Company, Inc., in and by its certain promissory note in writing, of even date with these Presents, is well and truly indebted to Central Realty Corporation

in the full and just sum of Seven Hundred Eighty-six and 75/100 ($786.75) Dollars, to be paid six months from date, with the privilege of anticipating payment at any time, said payment to be applied first to interest and then to principal .

, with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid semi-annually

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 his 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 , 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 Central Realty Corporation according to the terms of the 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 Central Realty Corporation 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

CENTRAL REALTY CORPORATION, Its Successors and Assigns:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 23 of a subdivision known as University Circle, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book Y at Page 111, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northeastern side of Blythwood Drive at the joint front corner of Lots 22 and 23 and running thence N 56-45 E 152.5 feet to a point at the joint rear corner of Lots 22 and 23; thence N 38-35 W 65.3 feet to a point at the joint rear corner of Lots 23 and 24; thence S 56-45 W 147.5 feet to a point on the Northeastern side of Blythwood Drive at the joint front corner of Lots 23 and 24; thence with the Northeastern side of Blythwood Drive S 34-00 E 65 feet to the point of beginning.

It is understood and agreed that this mortgage is junior in lien to a mortgage held by Fidelity Federal Savings & Loan Association in the original sum of $7000.00.

For satisfaction see R.E.M. Book 990 page 226