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BOOK 1200 PAGE 466

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: J. LOUIS COWARD CONSTRUCTION

CO., INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, J. LOUIS COWARD CONSTRUCTION CO., INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS (\$6,750.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable on demand after September 13, 1971

with interest from date, at the rate of eight (8%) percentum until paid; interest to be computed and paid quarterly in advance

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

FIRST PIEDMONT BANK AND TRUST COMPANY:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 29 as shown on a plat prepared by J. Mac Richardson, dated November 1959, entitled "Final Plat No. One, Homestead Acres", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at Page 35, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Homewood Avenue, at the joint front corner of Lots Nos. 28 and 29, and running thence with the line of Lot No. 28, N. 25-00 W. 187.9 feet to an iron pin in the rear line of Lot No. 40; thence with the rear lines of Lots Nos. 40 and 39, N. 65-00 E. 90 feet to an iron pin at the joint rear corner of Lots Nos. 29 and 30;

(Continued on reverse side)