

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, A. B. Coggins SEND GREETING:

Whereas, I the said A. B. Coggins
in and by my certain PROMISSORY note in writing, of even date with these presents, am
well and truly indebted to Patrick C. Fant

in the full and just sum of One hundred fifty (\$150.00)
(\$ 150) Dollars, to be paid one year after date

*Paid in full
April 11-1939
Patrick C. Fant*

with interest thereon from date at the rate of 7 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 I the said A. B. Coggins
Patrick C. Fant, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Patrick C. Fant

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me
the said A. B. Coggins
in hand well and truly paid by the said Patrick C. Fant

*Witness
Patrick C. Fant
James O. Hodges*

*11 April 39
Patrick C. Fant
12197*

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Patrick C. Fant

All that certain piece, parcel or tract of land situate lying and being in Greenville County and in Saluda Township in the State aforesaid on North Saluda River:

BEGINNING at a locus stake 3x near the road leading from Lima to Riverview; thence S. 1 E. 11.00 chains to a stake 3x; thence S. 52-3/4 E. 5.88 chains to a stake 3x in a ditch on Evaline Smith's line; thence S. 26 1/2 E. 16.50 chains to a stake 3x; thence S. 88-3/4 W. 11.40 chains to the beginning corner, containing twelve and one-half acres, more or less, and bounded by lands of Sarah Ann Cox, J. L. Cantrell, Evaline Smith and Sallie Goodwin.

This is the identical land conveyed to me by deed of Robert Cox, dated August 13, 1910 and recorded in the R. M. C. Office for Greenville County in Deeds Volume 6, at page 46.

ALSO all of that parcel or piece of land lying and being in State and County aforesaid, situated and being in Saluda Township and on North Saluda River.

BEGINNING at a stone (formerly a hickory) x of Goodwin's land; thence S. 49 E. 9.00 chains to B. Gum on river; thence down the river to a Sycamore; thence N. 81 W. 8.25 to stake in a ditch; thence N. 26 E. 19.20 chains to stake on Goodwin's line; thence N. 85-3/4 E. 14.00 chains to beginning, containing twenty acres more or less.

This land was conveyed to me by deed of Evaline Smith dated May 4, 1920 and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 56 at page 569.