

FEB 16 12 51 PM 1953

BOOK 053 PAGE 521

State of South Carolina
County of ~~Pickens~~ GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Margaret S. Coan

SEND GREETINGS:

Whereas, I the said Margaret S. Coan in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Eighty-Five Hundred and No/100- - - - - Dollars, (\$8500.00) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of Eighty-Five and No/100- - - - - (\$85.00) Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; 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, 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; said note further providing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Margaret S. Coan, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Margaret S. Coan, in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as lot No. 90 on plat of Rockwood Park of record in the R.M.C. Office for Greenville County in Plat Book S at Page 121, and being more particularly described according to said plat as follows:
BEGINNING at a point on the South side of Rockwood Drive, joint corners of lots 89 and 90, thence S. 45-04 E. 220.6 feet to joint rear corners of lots 89 and 90; thence S. 42-07 W. 100 feet to joint rear corners of lots 90 and 91; thence N. 45-04 W. 231.4 feet to Rockwood Drive, joint corners of lots 90 and 91; thence N. 48-16 E. 100 feet along Rockwood Drive to the point of beginning.

Being the same premises conveyed to the mortgagor by Hazel Lee Jenkinson, et al by deed recorded in Book of Deeds 359 at Page 45.

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.