

MORTGAGE: Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S.C.

State of South Carolina

6 4 19 19 19

COUNTY OF GREENVILLE

DONALD HENRY HARTMAN

WHEREAS, I the said Donald Henry Hartman SEND GREETING:

my certain promissory note in writing, of even date with these presents hereinafter called the mortgagor(s) in and by J. LOUIS COWARD CONSTRUCTION COMPANY, INC., well and truly indebted to

in the full and just sum of Six Hundred and No/100 hereinafter called the mortgagee(s) (\$ 600.00) DOLLARS, to be paid at

interest thereon from date hereof until maturity at the rate of Five Five Greenville, S. C., together with said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August 1955, and on the 1st day of each month

of each year thereafter the sum of \$ 30.00 to be applied on the interest and principal of said note, said payments to continue up to and including the day of 1955, and the balance of said principal and interest to be due and payable on the day of 1955, the aforesaid monthly payments of \$ 30.00 each are to be applied first to interest at the rate of Five (5%) per centum per annum on the principal sum of \$ 600.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, 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; 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 (10%) per cent, of the indebtedness 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 I, 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(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said J. Louis Coward Construction Company, Inc., its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the East side of Columbia Circle, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 95 on plat of College Heights, made by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "P", page 75; said lot fronting 75 feet along the East side of Columbia Circle, running back to a depth of 212 feet on the South side, to a depth of 179 feet on the North side, and being 84.1 feet across the rear.

This is the same property conveyed to the Mortgagor by deed of J. Louis Coward Construction Company, Inc., to be recorded herewith.

This mortgage is junior in rank to the lien of that mortgage given by me to Canal Insurance Company, in the amount of \$10,900.00 of even date to be recorded herewith.

Handwritten signatures and notes at the bottom of the page, including "J. Louis Coward Construction Company" and "R. M. C. FOR GREENVILLE COUNTY, S. C."