

667-161

FILED
GREENVILLE CO. S. C.

The State of South Carolina,
County of GREENVILLE

FEB 23 37 PM 1956

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

J. LOUIS COWARD CONSTRUCTION COMPANY, INC.

SEND GREETING:

Whereas, the said J. LOUIS COWARD CONSTRUCTION COMPANY, INC.

hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents,
is well and truly indebted to PATRICK C. FANT

hereinafter called the mortgagee(s), in the full and just sum of Seven Thousand Five Hundred
and No/100----- DOLLARS (\$ 7,500.00), to be paid

six (6) months after date,

, with interest thereon from date
at the rate of six (6%) percentum per annum, to be computed and paid
at maturity until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

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 it, 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 it, 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 PATRICK C. FANT, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Northwest side of Kay Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 100 on Plat of Section 2 of Belmont Heights, made by C. C. Jones, Engineer, December, 1954, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, at page 99; said lot fronting 75 feet along the Northwest side of Kay Drive; running back to a depth of 165.1 feet on the North-east side, to a depth of 142.5 feet on the Southwest side, and being 78.6 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of Leslie and Shaw, Inc., to be recorded herewith.