

JUN 10 3 10 PM 1957

The State of South Carolina,

COUNTY OF Greenville

} OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

J. LOUIS COWARD CONSTRUCTION COMPANY, INC. SENDS GREETING:

Whereas, it, 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 Fifteen thousand and No/100 -----
----- DOLLARS (\$ 15,000.00), 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
semi-annually 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 certain piece, parcel or lot of land with the buildings and improvements thereon, in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot Number 5 of a subdivision known as Isaqueena Park, a plat of which is of record in the RMC Office for Greenville County in Plat Book "P", at pages 130 and 131, and having the following metes and bounds, to wit:

BEGINNING at a point on the Northern side of East North Street at the joint front corner of Lots 4 and 5 and running thence N. 14-07 W., 200 feet to a point at the joint rear corner of Lots 4 and 5; thence N. 75-53 E., 110 feet to a point at the joint rear corner of Lots 5 and 6; thence S. 14-07 E., 200 feet to a point on the Northern side of East North Street at the joint front corner of Lots 5 and 6; thence with the Northern side of East North Street, S. 75-53 W., 110 feet to the point of Beginning.

This deed is executed subject to existing and recorded restrictions and rights-of-way.

BEING the same property conveyed to the Mortgagor herein by deed of Central Realty Corporation, to be recorded herewith.