

(Rev. Feb. 15, 1941)

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } SS:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. L. Coward, of Greenville County, South Carolina  
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Easley Bank, Easley, S. C.

organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-Eight Hundred & No/100** Dollars (\$ **2800.00**), with interest from date at the rate of **four & One-half** per centum (**4½** %) per annum until paid, said principal and interest being payable at the office of **Easley Bank** in **Easley, S. C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Seventeen & 72/100** Dollars (\$ **17.72**), commencing on the first day of **December**, 19 **41**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **November** 19 **61**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

and described as follows:

All that lot of land in Greenville Township, Greenville County, State of South Carolina, on the Western side of Beatrice Street, near the City of Greenville, being shown as Lot No. 56 on Map No. 1 of Camilla Park, made by Dalton and Neves, in December 1927, recorded in Plat Book "G" at Page 225, and having, according to said plat, and survey made by J. Coke Smith, October 7, 1941, the following metes and bounds:

Beginning at an iron pin on the Western side of Beatrice Street, 82 feet South from a twenty foot alley, corner of Lot No. 55, and running thence with line of said lot, S. 68-04 W. 197.9 feet to a stake on a twenty foot alley; thence with the Eastern side of said alley, S. 18-32 E. 67.95 feet to an iron pin, corner of Lot No. 57; thence with line of said lot, N. 68-02 E. 197.9 feet to an iron pin on Beatrice Street; thence with the western side of Beatrice Street, N. 18-27 W. 68 feet to the beginning; this being the same property conveyed to J. L. Coward by the First National Bank, of Greenville, S. C., Substitute Trustee, ect., by deed dated April 30, 1941, recorded in the R. M. C. Office for Greenville County in Book of Deeds 233, Page 27.

For position of this paragraph see other side of page

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight months from the date hereof (written statement of any officer or employee of the Federal Housing Administration dated Subsequent to the eight Months' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

*For Satisfaction  
See R. E. M. Book  
435, Page 398*

RECORDED AND CANCELLED BY  
RECORDED 24 DAY OF Aug 1944  
AT 8:57 O'CLOCK  
#19948  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to