

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant, Brawley & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

FEB 7 10 05 AM 1958

OLLIE NORTH
R.M.C.

The State of South Carolina,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

J. LOUIS COWARD

SEND GREETING:

Whereas, I, the said

J. Louis Coward

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to

PATRICK C. FANT

hereinafter called the mortgagee(s), in the full and just sum of Six Thousand and No/100 -----

----- DOLLARS (\$ 6,000.00), to be paid

sixty (60) days after date

, with interest thereon from date

at the rate of six (6%) at maturity

percentum per annum, to be computed and paid 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 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

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

All that lot of land situate on the North side of East Hillcrest Drive, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 21 and the Western 50 feet of Lot 20, Block "E", on plat of subdivision known as Highland Terrace, made by Dalton & Neves, Engineers, August 1928, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "G", at page 208, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of East Hillcrest Drive, at joint front corner of Lots 21 and 22 and running thence along the line of Lot 22, N. 23-30 E. 190 feet to an iron pin; thence N. 66-30 E. 125 feet to an iron pin in the rear line of Lot 20; thence through Lot 20, S. 23-30 W. 190 feet to an iron pin on the North side of East Hillcrest Drive; thence along the North side of East Hillcrest Drive, N. 66-30 W. 125 feet to the beginning corner.

TOGETHER with all the Mortgagor's right and interest in and to that easement across a strip of land 2.5 feet in width running from the rear of the above property across property of Edna Babb Tucker and Mary Tucker to Montclair Avenue (formerly East Fairview Avenue) which is particularly described in the deed from Edna Babb Tucker

(over)

*This mortgage satisfied and cancelled
this 30th day of Aug., 1961.*

Patrick C. Fant

Witness:

*Lila Jane Jones
Margaret C. Brown*

RECORDED BY
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Ollie
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