

BOOK 788 PAGE 82

The State of South Carolina,

MAY 22 3 10 PM 1958

COUNTY OF GREENVILLE

CLERK OF COURTS

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 Nine Thousand and No/100 -----

-----DOLLARS (\$9,000.00), to be paid

six months after date

, with interest thereon from date

at the rate of six (6%) semi-annually 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 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 situate, lying and being near the City of Greenville, in Greenville County, State of South Carolina, and known and designated as Lot No. 17 on the Southern side of Forestwood Drive, part of Broadleaf Forest, according to survey by Jones & Sutherland, August, 1958, plat of which is recorded in the R.M C. Office for Greenville County, S. C. in Plat Book MM, at page 64, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 17 and 16, and running thence along the line of these lots, S. 12-0 E. 136.3 feet to an iron pin; running thence S. 81-10 W. 80.2 feet to an iron pin at the joint rear corner of Lots 17 and 18; running thence N. 12-0 W. 131.9 feet to an iron pin on the Southern side of Forestwood Drive; thence along the Southern side of Forestwood Drive, N. 78-0 E. 80 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Sam F. Floyd to be recorded herewith.

Handwritten notes and signatures at the bottom of the page, including "This mortgage is for the amount of \$9,000.00" and "Original to be recorded".