FILED
GREENVILLE CO. S. C.

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

BOOK 712 PAGE 295

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OLLIE FARNSWORTH
R.M.C.

The State of South Carolina,

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

RALPH C. WARD SEND GREETING:

Whereas, I , the said Ralph C. Ward

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 J. Louis Coward Construction Company, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Six Hundred Twenty Seven & 65/100--

---------- DOLLARS ($ 627.65), to be paid

October 23, 1958

, with interest thereon from date

at the rate of five (5%) 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 convenant 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

J. LOUIS COWARD CONSTRUCTION COMPANY, INC., its successors and assigns:

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Clover Street, near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 13 on plat of SHARON PARK made by C. C. Jones and Associates, Engineers, April 1955, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "EE", page 175, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Clover Street, at joint front corner of Lots 12 and 13, running thence along the line of Lot 12 S. 60-29 W. 175 feet to an iron pin; thence S. 29-31 E. 80 feet to an iron pin; thence with the line of Lot 14 N. 60-29 E. 175 feet to an iron pin on the Southwest side of Clover Street; thence along the Southwest side of Clover Street N. 29-31 W. 80 feet to the beginning corner.

This is the same property conveyed to me by deed of J. Louis Coward Construction Company, Inc., to be recorded herewith, and this mortgage is junior in rank to the lien of that mortgage given by me to C. Douglas Wilson & Co. in the amount of $10,900.00