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First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Louis Coward Construction Co., Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S.C. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Seventeen Thousand and No/100 DOLLARS \$ 17,000.00, with interest thereon from date at the rate of Six (6%) per centum per annum; said principal and interest to be repaid in monthly instalments of One Hundred Forty-Five and No/100 Dollars (\$145.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of a subdivision known as Spring Valley Park as shown on plat thereof prepared by Piedmont Engineering Service on the 18th day of July, 1960 and being recorded in the R.M.C. Office for Greenville County in Plat Book 22 at Page 67, and described as follows:

BEGINNING at a point on the southern side of Edwards Road at the joint front corner of lots 1 and 6, and running thence with the line of lot 6, S. 24-19 E. 196.4 feet to pin at corner of lot 2; thence with line of lot 2, N. 42-30 E. 200 feet to pin on Springvalley Road; thence with the western side of Springvalley Road, N. 47-04 W. 118 feet to pin; thence with the curve of the intersection of Springvalley Road and Edwards Road, the chord of which is N. 82-48 W. 28.8 feet to pin on Edwards Road; thence with the southern side of Edwards Road, S. 62-05 W. 89.1 feet to pin; thence continuing with Edwards Road, S. 64-51 W. 23.3 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by the Board of Church Extension of Greenville District by deed to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment other than the usual household furniture, be considered a part of the real estate