

BOOK 506 PAGE 256

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

MORTGAGE
AUG 10 4 31 PM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Louis Coward Construction Company, 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 **Twelve Thousand and No/100- - - - -** DOLLARS (\$12,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, 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:

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, on the Southern side of Aberdeen Drive, near the City of Greenville, being known and designated as lot No. 21 on combined Map of Plats 2 and 3 of Park Hill Subdivision, recorded in Plat Book I at Pages 35 and 36, and Plat Book J at Pages 208 and 209, and described as follows:

"BEGINNING at an iron pin on the Southern side of Aberdeen Drive at the joint front corner of lots 20 and 21, and running thence along the line of lot 20, S. 29-40 W. 227.5 feet to an iron pin; thence S. 70-40 E. 90 feet to an iron pin; thence with the line of lot 22, N. 27-51 E. 216.5 feet to an iron pin on the Southern side of Aberdeen Drive; thence along the Southern side of Aberdeen Drive, N. 64-01 W. 82 feet to the beginning corner."

Said premises being the same conveyed to the mortgagor by deed recorded in Volume 436 at Page 442.

PAID AND SATISFIED IN FULL
THIS 13 DAY OF Oct. 19 51
FIDELITY FEDERAL SAVINGS AND LOAN ASSN.
BY Elizabeth Vicard
Jane B. Earls
Margaret Hupfman

RECEIVED AND DEPOSITED
15 Oct. 1951
Ollie Farnsworth
1024
A.

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.