

USL—First Mortgage on Real Estate

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 Sixty-five hundred dollars DOLLARS (\$6500.00), with interest thereon from date at the rate of six percent (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, within

the corporate limits of the City of Greenville, and being known and designated as Lot Number 20 of a subdivision known as University Circle, a plat of which is of record in the R.M.C. office for Greenville County in Plat Book Y at Page 111, and having the following metes and bounds, to wit:

BEGINNING at the point on the Western side of Blythwood Drive at the joint from corner of Lots 19 and 20 and running thence S56-45 W 145.2 feet to a point at the joint rear corner of Lots 19 and 20; thence S29-21 E 64.2 feet to a point on the Northern side of Carmel Street at the rear corner of Lot 20; thence with the Northern side of Carmel Street N 56-45 E 130 feet to a point; thence following the curvature of the Northwestern intersection of Blythwood Drive with Carmel Street (chord of which is N 11-38 E 28 feet) to a point on the Western side of Blythwood Drive; thence with the Western side of Blythwood Drive N 34-00 W 44 feet to a point of beginning.

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.

RECORDED IN FILE
DATE OF RECORDING
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION
[Handwritten signatures and dates]

RECORDED IN FILE
DATE OF RECORDING
[Handwritten signatures and dates]