

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

MAR 9 12 04 PM 1955

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 **Seven Thousand Five Hundred and No/100** - - - - - DOLLARS (\$ 7,500.00), with interest thereon from date at the rate of **Six** 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, in Paris Mountain Township, being known as Lot 7 in a subdivision known as New Furman Heights, and being more particularly described according to plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "EE", at page 75, as follows:

BEGINNING at an iron pin on the North side of Ruby Drive at joint front corner of Lots 7 and 8; thence along the line of Lot 8, N. 7-23 E. 177.8 feet to an iron pin; thence along the line of Lots 14 and 15, S. 74-02 E. 80.9 feet to an iron pin, joint rear corner of Lots 6 and 7; thence along the line of Lot 6, S. 7-23 W. 165.7 feet to an iron pin on the North side of Ruby Drive; thence with the North side of said Ruby Drive, N. 82-37 W. 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Leslie & Shaw, Inc., dated March 4, 1955, to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officer of J. Louis Coward Construction Company, Inc. pursuant to the authority contained in the resolution adopted by the Board of Directors at a meeting duly called and held for that purpose on March 9, 1955.

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.

WITNESSES:
OLLIE FARNSWORTH
J. LOUIS COWARD CONSTRUCTION COMPANY, INC.
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S. C.