

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 Five Hundred and no/100 DOLLARS (\$12,500.00), 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, Chick Springs Township, being known and designated as Lot No. 55 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. Mac Richardson, Surveyor, March 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Fairhaven Drive, joint front corner of Lots 55 and 56, and running thence with the joint line of said lots, N. 81-33 E., 175 feet to an iron pin in the line of Lot No. 125; thence with the line of said lot, S. 8-27 E., 103.5 feet to an iron pin on the northern side of Ridge Spring Street; thence with said street, S. 35-35 W., 34.5 feet to a concrete monument; thence continuing with said street, S. 87-48 W., 121.4 feet to an iron pin; thence continuing with said street as it intersects with Fairhaven Drive following the curvature thereof, the chord of which being N. 49-13 W., 30.3 feet, to an iron pin on the eastern side of Fairhaven Drive; thence with said Fairhaven Drive, N. 8-27 W., 65 feet to the beginning corner.

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.

PAID AND SATISFIED IN FULL

THIS 1 DAY OF Feb. 1961  
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Mary J. W. Pittman  
Secretary-Treas

WITNESS:

Ruby McAdams  
David E. McManaway

SATISFIED AND CANCELLED OF RECORD

2 DAY OF Feb. 1961  
David E. McManaway

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:17 O'CLOCK P. M. NO. 19273