

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 **Thirteen Thousand Five Hundred and No/100** ----- DOLLARS (\$ 13,500.00), 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 Fourteen & No/100** ----- Dollars (\$ 114.00) 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, near the City of Greenville, being known and designated as Lot No. 82 of a subdivision known as Thornwood Acres, Section 2, property of Williams Land Co., which plat was prepared by J. Mac Richardson, Engineer, dated April 1959, and is recorded in the R.M.C. Office for Greenville, S.C. in Plat Book MM, at Page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 82 and 81, and running thence along the line of these lots, S. 32-17 E., 200.7 feet to an iron pin in the line of Lot 75; running thence S. 73-01 W., 112 feet to an iron pin at the joint rear corner of Lots 82 and 83; running thence N. 18-58 W., 187.2 feet to an iron pin on the Southern side of Leafwood Drive; running thence along the Southern side of Leafwood Drive, the following courses and distances, N. 71-02 E., 23.8 feet to an iron pin; thence N. 65-42 E., 42 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the mortgagor by deed of W. E. Shaw dated March 10, 1961, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 670, Page 129.

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 RECEIVED IN FULL
28 DAY OF March 1961
FIDELITY FEDERAL SAVINGS & LOAN ASSO
Betty Hagwood
Ruby Mae Abel
Sarah Robinson

SATISFIED AND CAPTURED OF RECORD
29 DAY OF March 1961
Alice J. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
3:00 PM