

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE 11 26 AM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FAIRBANKS
R.M.C.

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 Fifteen Thousand and No/100 - - - - - DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of Five (5%) 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 east side of Mallory Street, in the City of Greenville, shown as Lot No. 41 on plat of Holmes Acres, made by Dalton & Neves, Engineers, February 1951, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "Z", at Page 1, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Mallory Street at joint front corner of Lots 41 and 42 and running thence with the line of Lot 42 S. 79-12 E. 150 feet to an iron pin; thence N. 10-48 E. 30 feet to an iron pin on the Southwest side of S. C. Highway No. 291; thence along said highway N. 40-12 W. 159.4 feet to an iron pin; thence continuing with said highway N. 49-31 E. 25 feet to an iron pin; thence still with said highway N. 40-12 W. 53.5 feet to an iron pin; thence with the east side of Mallory Street, S. 10-48 W. 183 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Mills Hughey, of even date, to be recorded herewith.

ALSO:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 24 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 a point on the Northeastern side of Blythwood Drive at joint front corner of Lots 23 and 24 and running thence N. 56-45 E. 147.5 feet to a point at the joint rear corner of Lots 23 and 24; thence N. 38-35 W. 65.3 feet to a point at the joint rear corner of Lots 24 and 25; thence S. 56-45 W. 142.6 feet to a point on the Northeastern side of Blythwood Drive at the joint front corner of Lots 24 and 25; thence with the Northeastern side of Blythwood Drive S. 34-00 E. 65 feet to the 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.