

First Mortgage on Real Estate

JUL 30 4 04 PM 1956

MORTGAGE

OLLIE FARNSWORTH  
R.M.C.

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:

J. LOUIS COWARD CONSTRUCTION CO., INC.

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 (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, on the North side of Kay Drive, near the City of Greenville, in the County of Greenville, S. C. being shown as Lot No. 93 on Plat of Belmont Heights, Section 2, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "EE", page 181, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Kay Drive, at joint front corner of Lots 92 and 93, running thence with the line of Lot 92 N. 23-00 E. 160 feet to an iron pin; thence N. 67-00 W. 95.3 feet to an iron pin on the East side of Melvin Drive S. 24-41 W. 135 feet to an iron pin; thence with the curve of Melvin Drive and Kay Drive (the chord being S. 23-52 W. 35 feet) to an iron pin on the North side of Kay Drive; thence with the North side of Kay Drive S. 67-00 E. 75 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of Leslie and Shaw, Inc., to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officers of the J. Louis Coward Construction Co., Inc., pursuant to the authority conferred upon them by resolution of its Board of Directors at the meeting duly called and held for that purpose on July 30th, 1956.

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.