

BOOK 751 PAGE 190

FILED GREENVILLE CO. S. C.

JUN 30 12 02 PM 1958

First Mortgage on Real Estate

MORTGAGE OLLIE FAIRBURN
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Louis Coward Construction Company

(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 **Seventeen Thousand and No/100-----**

DOLLARS (\$17,000.00), 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,

in Butler Township, situate at the southwestern corner of the intersection of Scotland Circle and Drexel Avenue, being shown and designated as lot # 40, on a plat of Section # 1, Lake Forest Heights, recorded in Plat Book GG at Page 153, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Scotland Circle, at the joint front corner of lots # 39 and 40, and running thence with the line of lot # 39, S. 7-26 E. 166.5 feet to pin, corner of lot # 37; thence with the line of lot # 37, S. 87-47 E. 131.5 feet to a pin on Drexel Avenue; thence with the western side of Drexel Avenue, N. 2-44 E. 173 feet to pin; thence with the curve of the intersection of Drexel Avenue and Scotland Circle, the chord of which is N. 25-25 W. 32.6 feet to pin on Scotland Circle; thence with the southern side of Scotland Circle, S. 84-10 W. 50 feet to pin; thence continuing S. 77-03 W. 90 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by T. A. McCarter etal by deed to be recorded.

The execution of this mortgage is duly authorized by proper resolution of the Board of Directors of said Corporation.

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.

11 Feb 60
Betty Hayward asst
Ruby McElree
Sarah Robinson

SATISFIED AND CANCELLED OF RECORD
19 DAY OF Feb 1960
OLLIE FAIRBURN
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:42 O'CLOCK P. M. NO. 23347