

First Mortgage on Real Estate

BOOK 713 PAGE 435
FILED
GREENVILLE CO. S. C.

MORTGAGE MAY 18 11 55 AM 1957

OLLIE F. B. WORTH
R. M. C.

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 **Eight Thousand Five Hundred and No/100** -----

DOLLARS (\$ 8,500.00), 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, and known and designated as Lot #119, at the intersection of Kay Drive and Dolores Street, part of Belmont Heights, Section 2, according to plat by C. C. Jones, dated December 1954, plat of which is 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 at joint corner of Lots #119 and #120, running thence along the line of Lot #120, S. 70-59 W. 109.2 feet to an iron pin at joint corners of #119, #120 and #118; thence S. 24-50 E. 140 feet to an iron pin on the western side of Kay Drive, thence along said Kay Drive, N. 63-10 E. 83.7 feet to an iron pin at the intersection of Kay Drive and Dolores Street, which intersection is curved, the chord of which is N. 18-10 E. 35.4 feet to an iron pin on Dolores St., thence along Dolores Street, N. 26-50 W. 60.2 feet to an iron pin, continuing along said street, N. 20-34 W. 40 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Leslie & Shaw, Inc., dated May 17, 1957, to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officers of J. Louis Coward Construction Company, Inc. pursuant to the power and authority conferred upon them by a resolution of the Board of Directors of said corporation adopted at a meeting duly called and held for that purpose on May 18, 1957

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.

[Handwritten signatures and notes at the bottom of the page, including names like "J. Louis Coward" and "Ollie F. B. Worth" and dates like "May 18 1957"]