

FILED GREENVILLE S.C. 729 PAGE 441

NOV 8 3 05 PM 1957

OLLIE FARNSWORTH K.M.C.

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 and No/100** -----

DOLLARS (\$ **13,000.00**), 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,

ALL that lot of land with the buildings and improvements thereon situate on the Northeast side of Artillery Road near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 7 on plat of property of Palmetto Developers, Inc., made by Dalton & Neves, Engineers, October 1957, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Artillery Road at joint front corner of Lots 6 and 7, said pin being 65 feet Northwest from the point where the Northeast side of Artillery Road intersects with the Northwest edge of Bristol Drive, and running thence along the line of Lot 6 N. 54-02 E. 160.8 feet to an iron pin; thence along the line of Lot 8 N. 41-58 W. 86.4 feet to an iron pin in line of property of Greenville County Schools, thence along said School property S. 48-42 W. 145 feet to an iron pin on the Northeast edge of Artillery Road, thence along the Northeast edge of Artillery Road S. 30-15 E. 73 feet to the beginning corner.

This is the same property conveyed to J. Louis Coward Construction Company, Inc., by deed of Palmetto Developers, Inc., dated November 7, 1957, to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officers of the J. Louis Coward Construction Company, Inc., pursuant to the power and authority vested in them by resolution adopted by the Board of Directors of said company at a meeting duly called and held for that purpose on November 8, 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.

WITNESSED AND CANCELLED BY DEEDS
5 Jan 66
Ollie Farnsworth
11:23 A.M. 1979

PAID AND SATISFIED IN FULL
THIS 31 DAY OF Dec. 1965
FIDELITY FEDERAL SAVINGS & LOAN ASSO
BY Shelby K. Williams
Thomas G. Cross Jr.
Martha Mills

For Agreement for Re-Admission see B. S. M. B. 923 Page 135