

OCT 10 10 53 AM 1952

USL—First Mortgage on Real Estate

MORTGAGE

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:

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 Six thousand and No/100 - - - - - DOLLARS (\$ 6,000.00 ), 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 Southwest side of Blythwood Drive, shown as Lot 16 and a portion of Lot 17 adjacent thereto on plat of University Circle made by Piedmont Engineering Service, May, 1948, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "Y", page 111, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Southwest side of Blythwood Drive at joint front corner of Lots 15 and 16 running thence along the line of Lot 15, S. 56-45 W. 125.4 feet to an iron pin; thence S. 29-21 E. 79.26 feet to an iron pin in the rear line of Lot 17; thence through Lot 17, N. 56-45 E. 131.53 feet to an iron pin on the Southwest side of Blythwood Drive in the front line of Lot 17; thence with the Southwest side of Blythwood Drive N. 34-00 W. 79 feet to the beginning corner.

This is a portion of the property conveyed to the mortgagor by Deed of Central Realty Corp., dated October 8, 1952, to be recorded herewith.

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.

28 Jan. 53  
Elizabeth Nicoll  
M. J. Whitman  
Ruth J. Whitlock

#4225  
23 Feb. 53  
Ollie Farnsworth  
12:40 P.M.