

FILED
GREENVILLE CO. S. C.
NOV 13 9 35 AM 1952



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

J. Louis Coward Construction Company, Inc. SEND GREETING:

WHEREAS, the said J. Louis Coward Construction Company, Inc.

in and by its certain promissory note, in writing, of even date with these presents is well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of Eleven Thousand, Five Hundred and No/100 - - - (\$ 11,500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

One Hundred, Fifteen and No/100 - - - - - (\$ 115.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That, the said J. Louis Coward Construction Company,

Inc. in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to

the said J. Louis Coward Construction Company, Inc. in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, and now within the corporate limits of the City of Greenville, being known and designated as Lot No. 18 and the major portions of Lots Nos. 17 and 19 of a subdivision known as University Circle according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 111, and being also known and designated as Lots Nos. 18 and 19 of a resubdivision of the property of J. Louis Coward according to a plat thereof made by E. C. Cahaley, R. S., August 16, 1952, and having, according to the latter plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southwest side of Blythwood Drive, the joint front corner of Lots Nos. 19 and 20 as shown on the Cahaley plat above mentioned, and running thence along the joint line of said lots, S. 56-45 W. 144 feet to an iron pin, the joint rear corner of said lots; thence along the rear lines of Lots 18 and 19, N. 29-21 W. 160.52 feet to an iron pin, the joint rear corner of Lots 17 and 18; thence along the joint line of said lots, N. 56-45 E. 131.53 feet to an iron pin on the southwest side of Blythwood Drive, the joint front corner of Lots 17 and 18; thence along the southwest side of Blythwood Drive, S. 34-00 E. 160 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being a portion of the property conveyed to the mortgagor corpora

Virian W. Bell 19 March 53
Ellie Farnsworth
5:03 P. 6306