

First Mortgage on Real Estate

MAY 29 12 35 PM 1953
MORTGAGE

OLLIE FARNSWORTH
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 Fourteen Thousand and No/100- - - - -

DOLLARS (\$14,000.00), 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 Greenville Township, in the City of Greenville being shown and designated as lot 10, and a part of lot 12, of a subdivision known as University Circle, a plat of which is of record in the R.M.C. Office for Greenville County in Plat Book Y at Page 111, and having the following metes and bounds, to-wit:

LOT No. 10: BEGINNING at a point on the Southwestern side of Blythwood Drive, at the joint front corner of lots 9 and 10 and running thence S. 60-39 W. 120 feet to a point at the joint rear corner of lots 9 and 10; thence S. 29-21 E. 70 feet to a point at the joint rear corner of lots 10 and 11; thence N. 60-39 E. 120 feet to a point on the Southwestern side of Blythwood Drive at the joint front corner of lots 10 and 11; thence with the Southwestern side of Blythwood Drive, N. 29-21 W. 70 feet to the point of beginning.

PART OF LOT No. 12: BEGINNING at a point on the Southwestern side of Blythwood Drive at the joint front corner of lots 11 and 12, and running thence S. 60-39 W. 120 feet to a point at the joint rear corner of lots 11 and 12; thence S. 29-21 E. 70 feet to a point; thence N. 60-39 E. 120 feet to a point on the Southwestern side of Blythwood Drive; thence with the Southwestern side of Blythwood Drive, N. 29-21 W. 70 feet to the point of beginning.

Being the same premises conveyed to the mortgagor by Central Realty Corporation by deeds 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.