

First Mortgage on Real Estate

FILED  
GREENVILLE CO. S. C.

MORTGAGE

FEB 19 3 42 PM 1954

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Louis Coward Construction Company,  
a corporation

(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 Seven Thousand Five Hundred and No/100 - - - - -

DOLLARS (\$ 7,500.00 ), 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, on the Northeastern side of Blythewood Drive in the City of Greenville, being shown as Lot No. 26 on a plat of University Circle made by Piedmont Engineering Service in May, 1948, recorded in Plat Book P at Page 111 and described as follows:

BEGINNING at a stake on the Northeastern side of University Circle 305 feet Northwest from Carmel Street at corner of Lot 25 and running thence with the line of said Lot N. 56-45 E. 137.3 feet to a stake at corner of Lot 45; thence with the line of said Lot N. 38-35 W. 70.3 feet to a stake at corner of Lot 27; thence with the line of said lot S. 56-45 W. 131.8 feet to a stake on Blythewood Drive; thence with the Northeastern side of said drive S. 34-00 E. 70 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by Central Realty Corporation by deed recorded herewith.

The execution of this mortgage is duly authorized by resolution of the Board of Directors.

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 notes:*  
18 May 54  
Bobby [unclear]  
South D. Robinson  
Benjamin W. Thomas