

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

JAN 21 2 06 PM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

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 Eighteen Thousand and No/100 - - - - -

DOLLARS (\$ 18,000.00), 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, on the West side of Heard Drive, near the City of Greenville, being shown as Lots 32 and 33 on plat of Belmont Heights, made by C. C. Jones, Surveyor, April 1954, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "GG", at pages 54 and 55, said lots together having a frontage of 180.6 feet along the West side of Heard Drive, running back to a depth of 201.1 feet on the South side, to a depth of 148.7 feet along the North side and being 245 feet across the rear.

This is the same property conveyed to the Mortgagor herein by deed of Leslie & Shaw, Inc., dated January 17, 1955, to be recorded herewith.

This mortgage is executed by the undersigned officer of J. Louis Coward Construction Company, Inc., pursuant to a resolution adopted by its Board of Directors at a meeting duly called and held for that purpose on January 20, 1955.

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.

For Release, Lot 33 see Deed Book 530 Page 527 Deed to Richard A. Shaw