

DEC 13 4 34 PM 1957

First Mortgage on Real Estate

MORTGAGE

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 **Thirteen Thousand and No/100** -----

DOLLARS (\$ 13,000.00), 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 Northeast side of Artillery Road and on the Southeast side of Bristol Drive near the City of Greenville, in Greenville County, S. C., being shown as Lot No. 5 on plat of property of Palmetto Developers, Inc., made by Dalton & Neves, Engineers, October 1957, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Artillery Road, at joint front corner of Lots 4 and 5, said pin being located 55 feet in a South-easterly direction from the point where the Northeast side of Artillery Road intersects with the Southeast side of Bristol Drive, and running thence along the line of Lot 4, N. 59-45 E. 160 feet to an iron pin; thence N. 30-15 W. 106.2 feet to an iron pin on the Southeast side of Bristol Drive; thence along Bristol Drive S. 48-42 W. 143 feet to an iron pin; thence with the curve of Bristol Drive and Artillery Road (the chord being S. 9-15 W. 30.9 feet) to an iron pin on the Northeast side of Artillery Road; thence with the Northeast side of Artillery Road, S. 30-15 E. 55 feet to the beginning corner.

This is the same property conveyed to J. Louis Coward Construction Company, Inc., by deed of Palmetto Developers, Inc., dated December 12, 1957, to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officers of the J. Louis Coward Construction Company, Inc., pursuant to the power and authority vested in them by resolution adopted by the Board of Directors of said company at a meeting duly called and held for that purpose on December 13, 1957.

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.

2nd Amendment

PAID AND RECEIVED BY FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C.

James T. Anderson, out loan Office
Frederick H. Stanton
Henry Thompson

RECORDED AND CANCELLED OF RECORD
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, S. C.
10:10 O'CLOCK A. M. NO. 150