

JUL 21 7 40 PM 1971

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. LOUIS COWARD CONSRUCTION CO., INC.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 refer-

ence, in the sum of Ten Thousand (\$10,000.00) -----

DOLLARS (\$ 10,000.00) , with interest thereon from date at the rate of six (6) -----

per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
July 1, 1971

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southern side of Forestwood Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 as shown on a plat prepared by Jones and Sutherland, dated August, 1958, entitled "Broadleaf Forest", recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book MM at page 64, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Forestwood Drive at the joint front corner of Lots Nos. 15 and 16 and running thence with Lot No. 15 S. 12-0 E. 140.6 feet to an iron pin in the line of property now and formerly of Strange; thence with the line of the property now or formerly of Strange S. 81-10 W. 80.2 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence with the line of Lot No. 17 N. 12-0 W. 136.3 feet to an iron pin on the Southern side of Forestwood Drive; thence with the Southern side of Forestwood Drive N. 78-0 E. 80 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of A. H. Easterby Motors, Inc., dated June 6, 1959, and to be recorded herewith in the R.M.C. Office for Greenville, S. C.

[Handwritten notes and signatures at the bottom of the page, including the number 10623.]