

MAR 14 11 46 AM 1961

MORTGAGE

OFFICE OF THE CLERK
GREENVILLE, S. C.

First Mortgage on Real Estate

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 in monthly instalments of **One Hundred Ten and No/100** ----- Dollars (\$ **110.00**) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, Chick Springs Township, being known and designated as Lot No. 119 of a subdivision known as Orchard Acres, Section Two, as shown on a plat of a portion of said subdivision prepared by J. Mac Richardson, Surveyor, March 1960, and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, at page 6, said lot fronting 90 feet along the North side of Clingstone Drive, running back to a depth of 182.5 feet on the East side, to a depth of 175.1 feet on the West side, and being 102 feet across the rear.

This is the same property conveyed to the mortgagor by deed of Greenville Land Co., Inc. dated December 1, 1960, recorded in the RMC Office for Greenville County, S. C. in Deed Book 664, page 67.

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.

PAID AND SATISFIED IN FULL
THIS 10 DAY OF June, 1965
BY Milton J. Williams, Sec. Treas.
WITNESS:
John W. Stoddard

SATISFIED AND CANCELLED OF RECORD
10 DAY OF June 1965
BY Allen James Davis
CLERK FOR GREENVILLE COUNTY, S. C.
BY B. B. O'Clock, Sec. M. C.

For Spitzer See R. E. M. Book 852 Page 248.