

FILED  
GREENVILLE CO. S. C.  
Nov 15 01 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

GREENVILLE CO. S. C.  
MAY 6 4 00 PM '77  
DONNIE S. TANKERSLEY  
R.M.C.

PAID AND RECORDED  
MAY 5 1977  
47 498

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
1294 382  
Kathy J. Jernigan

MORTGAGE

MAY 6 1977

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William J. Coward, III and Cynthia M. Coward

(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) in the sum of Sixteen thousand six hundred fifty and no/100ths----- DOLLARS

(\$ 16,650.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, located on the north-eastern side of Claremore Avenue, being shown as Lot No. 31, Block I, Section 5, East Highlands Estates on a plat prepared by Dalton & Neves February, 1941, and recorded in the Office of the R.M.C for Greenville County in Plat Book K, Pages 78, 79 and 80, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Claremore Avenue at the joint front corner of Lots 30 and 31 of Block I; thence with the line of Lot 30, N 42-45 E 176.5 feet to an iron pin at the line of Lot 33; thence with line of Lot 33, N 61-22 W 95 feet to an iron pin; thence with line of Lot 32, S 34-46 W 157.7 feet to an iron pin on the northeastern side of Claremore Avenue; thence with the northeastern side of Claremore Avenue, S 49-31 E 70 feet to the point of beginning.

The above-described property is the same conveyed to the Mortgagors by deed to be recorded forthwith.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on his failure to pay

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