

First Mortgage on Real Estate

MORTGAGE

FILED
GREENVILLE CO. S. C.

MAY 9 5 02 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alvin McCall

OLLIE FARNSWORTH
R. M. C.

(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

Twenty-One Thousand and No/100 -----

DOLLARS (\$ 21,000.00), with interest thereon from date at the rate of **six and one-half** 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,

in Chick Springs Township, near the City of Greenville, on the Southwestern side of Arundel Road, shown as Lot No. 95 on Plat of Botany Woods, Sector 2, recorded in Plat Book QQ, at page 79, and having, according to a more recent Survey of the Revision of Lots Nos. 94 and 95 of Sector 2, Botany Woods, recorded in Plat Book TT, at page 192, R.M.C. Office for Greenville County, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Arundel Road, front corner of Lot No. 94; thence with the line of said lot, S. 18-25 W. 160 feet to an iron pin; thence with the new line, N. 76-30 W. 183.2 feet to an iron pin on Bridgewater Drive; thence with the Southern side of said Drive, N. 16-00 E. 35 feet to an iron pin; thence N. 21-0 E. 70 feet to an iron pin; thence with the curve of Arundel Road, the following: N. 60-25 E. 60 feet, N. 88-24 E. 70 feet and S. 73-31 E. 75 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by Botany Woods, Inc., by Deed of even date to be recorded herewith.

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.