

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lloyd W. McCauley

(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 Twelve Thousand and no/100-----

DOLLARS (\$ 12,000.00-----), 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 Ninety and no/100----- Dollars (\$ 90.00) 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, in Paris Mountain Township, on the South side of Crestwood Drive, and having the following metes and bounds according to a plat made by T. T. Dill on Feb. 25, 1953:

BEGINNING at an iron pin on the South side of Crestwood Drive at the corner of property of John R. Childreag; thence with Childress line S. 56-37 E. 474.6 feet to an iron pin; thence N. 35-03 E. 100 feet to an iron pin; thence N. 52-52 W. 380 feet to an iron pin on said Drive; thence with said drive, S. 61-53 W. 134.2 feet to the Beginning.

Being the same property conveyed to mortgagor by deed recorded in Deed Book 501 at page 196.

ALSO: A certain tract of land in Paris Mountain Township adjoining the above described tract and containing .49 acres, more or less, and being more fully described as follows:

BEGINNING at corner of lot above described on the South side of Crestwood Drive and running thence with said Drive, N. 64-36 E. 107 feet to an iron pin Q.M.; thence S. 31-52 E. 175 feet to an iron pin; thence S. 71-44 E. 143.9 feet to an iron pin; thence S. 14-43 W. 84.3 feet to lot above described; thence with said line, N. 52-52 W. 365.4 feet to an iron set 25 feet from the center line of said Drive; thence N. 52-52 W. 14.6 feet to the beginning.

Being the same property conveyed to the Mortgagor by deed recorded in Deed Book 674 at page 15.

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
DEEDS 13 DAY OF Dec 1967
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

RECORDED AND CANCELLED OF RECORD
26 DAY OF Dec 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:08 O'CLOCK A. M. BY 17639

BY Gerry M. Woods
asst. Vice Pres.
WITNESS:
Bonnie Williams
James T. Anderson