

MORTGAGE

JAN 30 4 12 PM 1962

OLLIE F. WORTH R.M.C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, R.C. McCall,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000.00), with interest thereon from date at the rate of Six (6%) 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 the City of Greenville, at the southeast corner of the intersection of River Street and Hammond Street, being shown by plat of the property of Convenience, Inc., prepared by Dalton & Neves, Engineers, February, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book "V", page 183, and having the following courses and distances, to-wit: BEGINNING at an iron pin at the southeast corner of the intersection of River Street and Hammond Street and running thence along the eastern side of River Street, S. 27-46 W. 116.9 feet to an iron pin on the eastern side of said street; thence continuing with the eastern side of said Street, S. 22-19 W. 13.2 feet to an iron pin at the corner of property belonging to Modern Industries; thence along the line of property belonging to Modern Industries, S. 57-11 E. 154.5 feet to an iron pin; thence continuing with line of property belonging to Modern Industries, S. 30-11 W. 23.3 feet; thence continuing with line of property belonging to Modern Industries, S. 26-22 E. 82.8 feet to an iron pin; thence N. 63-20 E. 111.8 feet to an iron pin on the southwestern side of Hammond Street; thence along the southwestern side of Hammond Street, N. 26-22 W. 123 feet to an iron pin on the southwestern side of said street; thence continuing with the southwestern side of said street, N. 27-16 W. 43 feet to an iron pin at a bend in said street; thence continuing with the southwestern side of said street, N. 62-24 W. 154 feet to an iron pin at the southeast corner of the intersection of said Hammond Street with River Street, the beginning corner.

This is the same property conveyed to the mortgagor herein by Convenience, Inc., by deed dated June 15, 1949, recorded in Deed Book 428, page 31, R.M.C. Office for Greenville County.

Subject to an easement granted to Modern Industries over strip of land 10 feet in width and having a depth of 111.8 feet, as shown on plat and record thereof referred to above and set forth in deed recorded in Deed Book 298, page 288, said R.M.C. Office.

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.

19920
February 24, 1962
at 4:30 P.M.
Witness
Ollie F. Worth

Witness
Ollie F. Worth
R.M.C.