

GREENVILLE CO. S.C.

BOOK 993 PAGE 364

First Mortgage on Real Estate

MAY 3 9 43 AM 1966

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: McCALL DEVELOPMENT CO., 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) in the sum of Ninety-One Thousand and No/100 DOLLARS (\$ 91,000.00), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is three 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, on the southern side of Old Spartamburg Road, near the City of Greenville, being shown as Section 2 of "Spring Forest", as shown on plat recorded in Plat Book BBB at Page 34, and being all the property shown on a plat of Rodgers Valley Heights, recorded in Plat Book BBB at Page 39, containing 27.86 acres, including all of the lots shown on said plat, but excluding the lot marked 'Mildred R. Turner'."

This is the same property conveyed to the mortgagor by deed of Alvin A. McCall, Jr., to be recorded herewith.

As one of the covenants and conditions of this mortgage, the mortgagor agrees to begin the cutting and surface treating of streets in the subdivision, and the laying of water and sewer lines, within nine months from the date of this mortgage, and failure to do so, or the failure to continue with the completion of these improvements with all reasonable speed shall constitute a default under the terms of this mortgage.

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 May 1966
FIDELITY FEDERAL SAVINGS & LOAN ASSO

BY Dana E. McManaway Secretary-Treasurer

WITNESSES:
Ursula Kline
Helene M. Adams

SATISFIED AND CANCELLED OF RECORD
11 DAY OF May 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:27 O'CLOCK A M. NO. 32229

For Release Lot 28 Sec 2. See Deed Book 792 Page 82 Deed to Gordon Eugene Davenport et al. For Release Lot 41 Sec 2. See Deed Book 793 Page 604 Deed to C. B. Rodfrey

For Release Lot 47 Sec II - See Deed Book 787 Page 610 Deed to George D. Homan, et al. For Release Lot 19 Sec II - See Deed Book 787 Page 562 Deed to R. H. Triple et al. For Release Lot 21 Sec 2. See Deed Book 787 Page 158 Deed to Robert G. Riddle et al. For Release Lot 6 Sec 2. See Deed Book 786 Page 198 Deed to Larry G. Ribson