

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

OCT 23 3 49 PM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

McCall Construction 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 Thirty-two Thousand Four Hundred and no/100-----DOLLARS (\$32,400.00), with interest thereon at the rate of eight 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 20 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, situate at the north-eastern corner of the intersection of Hillsborough Drive and Merrifield Drive being shown and designated as lot 85 on plat of Merrifield Park Section I recorded in Plat Book 000 at page 177 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hillsborough Drive at the joint front corner of lots 85 and 86 and running thence with the line of lot 86 N. 3-37 W. 141.4 feet to pin; thence S. 79-25 W. 157.2 feet to an iron pin on Merrifield Drive; thence with Merrifield Drive S. 4-37 E. 59.5 feet to an iron pin; thence continuing S. 1-20 E. 38.1 feet to pin; thence with the curve of the intersection of Hillsborough Drive and Merrifield Drive S. 41-12 E. 33.8 feet to pin; thence with Hillsborough Drive N. 86-23 E. 135 feet to the point of beginning.

Said premises being the same conveyed to the mortgagor by deed recorded in deed book 887 at page 269.

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.