

FILED
GREENVILLE CO. S. C.

BOOK 1270 PAGE 209

First Mortgage on Real Estate

SEP 21 9 57 AM '17
DEPT. OF REVENUE
MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jack H. McCauley a/k/a J. H. 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) in the sum of **Twenty-three thousand two hundred and no/100ths-----DOLLARS**

(\$ 23,200.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is **ten** 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 south side of Walcot Street (formerly known as Poplar Street) being shown as Lot No. 34 on plat of property of B. M. McGee Trust Estate, recorded in the RMC Office for Greenville County, South Carolina in Plat Book M at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Walcot Street, corner of Lot 33, and running thence with Walcot Street S 72 W 40 feet to a stake, corner of another Lot; thence with the line of that Lot, S 18 E 135 feet to a stake on line of another Lot; thence with the line of that Lot, N 72 E 40 feet to a stake; corner of Lot No. 33; thence with the line of that lot, N 18 W 135 feet to a stake, the beginning corner.

ALSO All those lots of land with the buildings and improvements thereon, situate on the south side of Attu Street (formerly Oak Street) near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 9 on plat of B. M. McGee Trust Estate and recorded in the RMC Office for Greenville County, South Carolina; in Plat Book M at Page 51 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Attu Street at the joint front corner of Lots 8 and 9 and running thence along the line of Lot 8, S 18-00 E 125.05 feet to an iron pin; thence S. 70-38 W. 45 feet to an iron pin; thence along the rear line of Lots 10, 11 and 12, N 18-00 W 126 feet to an iron pin on the south side of Attu Street; thence along the south side of Attu Street, N 72-00 E 45 feet to the beginning corner.

ALSO All that lot of land with the buildings and improvements thereon, situate on the east side of Spruce Street near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 11 on plat Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or (on back) 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.