

FIDELITY FEDERAL S&L ASSOC.  
P.O. BOX 1268  
GREENVILLE, S.C. 29602

First Mortgage on Real Estate



BOOK 1482 PAGE 393

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James A. McCoy Sr. and Willice R. McCoy

(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 Eleven Thousand, One Hundred and ninety-nine and 36/100----- DOLLARS

(\$ 11,199.36 ), 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 8 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, known and designated as Lot No. 11 on a plat of Perry Estates recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 95 and having, according to a recent survey by Dalton & Neves, dated 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Von Hollen Drive (formerly King Street), at the joint front corner of Lots Nos. 10 and 11 and running thence with the line of Lot 10, S. 81-40 W. 127.6 feet to an iron pin; thence with the line of Lot No. 7, N. 5-57 W. 50 feet to an iron pin; thence N. 70-28 E. 123.7 feet to an iron pin on Von Hollen Drive; thence with said drive, S. 10-17 E. 55 feet to the beginning corner; being the same conveyed to me by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 600 at Page 38.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

This is the same property conveyed by deed of D. U. Mauldin, dated 3/17/67 and recorded 3/17/67 in the R.M.C. Office of Greenville County in Volume 815, at Page 521.

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 be and a part of the real estate.



0393

4328 RV-2

4-2779 1158