

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Ben Perry McCall,

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 -----**FOUR THOUSAND AND NO/100**-----

DOLLARS (\$4000.00), 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, near Cross Roads Baptist Church, lying on the Northern side of the Bennets Bridge Road, and bounded on the North and West by lands of J. E. McCall, on the east by lands of League, and on the South by the said road and having the following courses and distances: BEGINNING on an iron pin on the North side of the said road, joint corner with the League lands, and running thence with the League line N. 29-45 E. for 275 feet to an iron pin on the said line; thence a new line S. 78-04 W. for 401.8 feet to an iron pin, new corner; thence another new line S. 3-30 W. for 250 feet to a nail and stopper in the said Bennetts Bridge Road; thence with the said road S. 87-30 E. for 63 feet to a point in the Southern edge of the road; thence N. 69-15 E. for 147.3 feet to a nail and stopper in the center of the said road, joint corner of the League lands and others; thence N. 57-45 E. for 83 feet to the beginning corner, and containing 1.81 acres, more or less.

This being the identical land conveyed to the mortgagor by J. E. McCall by deed dated April 24, 1954, and recorded in the RMC office for Greenville County in Deed Book 498, Page 481.

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.