

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate
Nov 15 4 46 PM '70

BOOK 1327 PAGE 645

DONNIE S. TANKE
R.M.C. **MORTGAGE**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Frederica P. McCallum (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 Nineteen Thousand, Two Hundred and No/100----- DOLLARS

(\$ 19,200.00), 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 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, on the north side of West Earle Street, known and designated as a part of the southern half of Lot No. 1, according to plat recorded in the RMC Office for Greenville County, in Plat Book 57, page 157, 123.

BEGINNING at a point on said West Earle Street 250.9 feet from the Northeast intersection of Rutherford Street and West Earle Street, and running thence with said West Earle Street, S. 86-17 E. 50 feet to an iron pin; thence N. 1-05 E. 208 feet to an old iron pin; thence N. 86-17 W. 50 feet to an old iron pin; thence S. 1-05 W. 208 feet to a nail and cap on the edge of West Earle Street, the point of beginning.

This deed is made subject to the driveway 8 feet wide. The Western line of the aforesaid lot running S. 1-05 W. to be the center of said driveway so that said driveway shall consist of a strip 4 feet wide from the western side of the lot aforesaid extending back 128 feet and a strip 4 feet wide from the eastern lot adjoining the land above described extending back 128 feet, which said driveway is referred to and the rights therein conveyed in deed recorded in Vol. 124 page 348, said driveway to be for the joint use as a driveway of the owners, their heirs and assigns, and/or occupants of the land hereinabove described, and the lot adjoining thereto.



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.

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