

FHA Form No. 2175-m  
(For use under Sections 203-603)  
(Eff. August 1947)

## MORTGAGE

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, JAMES R. McCALL AND CATHERINE B. McCALL, of  
Greenville, S. C. , hereinafter called the Mortgagor, send (x) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
General Mortgage Co.

organized and existing under the laws of South Carolina , a corporation  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which  
are incorporated herein by reference, in the principal sum of Thirty-one Hundred - - - - -  
Dollars (\$ 3100.00 ), with interest from date at the rate of four and one-half per centum  
( 4 1/2 %) per annum until paid, said principal and interest being payable at the office of General  
Mortgage Co. in Greenville, S. C. ,  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
Nineteen and 62/100 - - - - - Dollars (\$ 19.62 ),  
commencing on the first day of May , 19 50 , and on the first day of each month there-  
after until the principal and interest are fully paid, except that the final payment of principal and interest,  
if not sooner paid, shall be due and payable on the first day of April , 19 70 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better  
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three  
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville ,  
State of South Carolina:

All that piece, parcel or lot of land, with the improvements thereon,  
situate, lying and being in or near the City of Greenville, Greenville County, South  
Carolina, and being more particularly described as Lot 54 , Section C , as  
shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S. C.",  
made by Pickell & Pickell, Engineers, Greenville, S. C., January 14, 1950, and re-  
corded in the R. M. C. Office for Greenville County in Plat Book W, at pages 111-  
117, inclusive. According to said plat the within described lot is also known as  
No. 85 East Seventh Street (Avenue) and fronts thereon 57 feet.

This is the identical property this day conveyed to the Mortgagor by  
Woodside Mills, by its deed contemporaneously delivered and to be contemporaneously  
recorded with this mortgage in the RMC Office for Greenville County, South Carolina.

This mortgage is given to secure a portion of the purchase price of the  
within described property and includes jacket water heater and tank installed in  
said premises.

\*The Mortgagor covenants and agrees that so long as this mortgage and  
the said note secured hereby are insured under the provisions of the National Hous-  
ing Act, he will not execute or file for record any instrument which imposes a re-  
striction upon the sale or occupancy of the mortgaged property on the basis of race,  
color, or creed. Upon any violation of this undertaking, the Mortgagee may, at its  
option, declare the unpaid balance of the debt secured hereby immediately due and  
payable.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-  
ing 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 equipment now or hereafter  
attached to or used in connection with the real estate herein described.