

FILED GREENVILLE 08-28-54



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE
R. M. C.

59 AM 1954

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, E. H. McCall and Edna Williams McCall, of Greenville County SEND GREETINGS:

WHEREAS we the said E. H. McCall and Edna Williams McCall

are indebted to our certain promissory note, in writing, of even date with these presents are well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of One Thousand, Six Hundred, Fifty and No/100 - - (\$1,650.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of

Fifty and 23/100 - - - - - (\$ 50.23) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said E. H. McCall and Edna Williams McCall

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us,

the said E. H. McCall and Edna Williams McCall in hand well and truly paid by the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot No. 13 according to a plat of a subdivision entitled "Augusta Place" as shown on plat recorded in the R. M. C. office for Greenville County in Plat Book F, at page 128, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the north side of Augusta Place, joint front corner of Lots 13 and 14, and running thence with Augusta Place, S. 58-30 W. 60.23 feet to an iron pin, joint front corner of Lots 12 and 13; thence with the joint line of said lots, N. 26-30 W. 228.4 feet to an iron pin; thence N. 63-30 E. 60 feet to an iron pin, joint rear corner of Lots 13 and 14; thence with the joint line of said lots, S. 26-30 E. 223.1 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

"The above described property is the same conveyed to Edna Williams McCall by Ralph D. King by deed dated June 15, 1943 and recorded in the R. M. C. office for Greenville County in Vol. 254, page 193, the said Edna Williams McCall having conveyed an undivided one-half interest in said property to her husband, E. H. McCall, by deed dated May 8, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 311, at page 398."