

BOOK 817 Page 152

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE
FEB 23 3 39 PM 1960

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE J. JAMES
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALVIN A. McCALL, JR. (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) 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 Twenty Thousand and No/100 ----- DOLLARS (\$ 20,000.00), with interest thereon from date at the rate of six and one-half (6½%) 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, on the southwestern side of Arundel Road, near the City of Greenville, being shown as Lot 92 on a plat of Sector 2, Botany Woods, recorded in Plat Book QQ, Page 79, and described as follows:

BEGINNING at an iron pin on the southwestern side of Arundel Road at the corner of Lot 93 and running thence with the line of said lot S. 40-45 W. 188.1 feet to an iron pin; thence S. 55-05 E. 105 feet to an iron pin at the corner of Lot 91; thence with the line of said lot N. 56-12 E. 165 feet to an iron pin on Arundel Road; thence with the southwestern side of said road following the curve thereof the chords of which are: N. 39-02 W. 75 feet and N. 45-28 W. 75 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 637, Page 373.

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.

PAID AND SATISFIED IN FULL
THIS 31 DAY OF March 1960
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Elizabeth Neal
Secretary-Treas.

WITNESS:

Emmie R. Taylor
Vivian Petty

SATISFIED AND CANCELLED OF RECORD
31 DAY OF March 1960

Ollie James
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:30 O'CLOCK M. NO 26760