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# 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 **Forty-five Hundred, Ninety-three and 69/100**

DOLLARS (\$ **4593.69** ), 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 furthersums 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**, on the Northern side of the **Bennets Bridge Road**; bounded on the North and West by lands of **J. E. McCall**, on the East by lands of **League**, and on the South by said road and described as follows: BEGINNING on an iron pin on the North side of said road, joint corner with the **League** lands, running thence with the **League** line North 29-45 East for 1275 feet to an iron pin on said line, thence a new line South 78-04 West for 401.8 feet to an iron pin, new corner, thence another new line South 3-30 West for 250 feet to a nail and stopper in the said **Bennetts Bridge Road**; thence with the said road South 87-30 East for 63 feet to a point in the Southern edge of the road, thence North 69-15 East 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 North 57-45 East for 83 feet to the beginning corner and containing 1.81 acres, more or less.

This is the identical land conveyed to mortgagor by deed of **J. E. McCall** April 24, 1954, and recorded in the R. M. C. Office for **Greenville County** in Deed Book 498 at 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.