

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: McCALL MANUFACTURING CO., INC.

(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 SEVENTY FIVE THOUSAND AND NO/100THS- - - - - DOLLARS (\$ 75,000.00 ); with interest thereon from date at the rate of **nix (6%)** per centum per annum, said principal and interest to be repaid in monthly instalments of - - - - - ONE THOUSAND AND NO/100THS- Dollars (\$1,000.00 ) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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, in the City of Greer, being property known as McCall Manufacturing Co. property and having the following metes and bounds, to-wit:

BEGINNING at the southwestern corner of the intersection of Mulberry Street and McCall Avenue and running thence along McCall Avenue in a northwesterly direction 562 feet, more or less, to the intersection of McCall Avenue and South Avenue; thence along South Avenue and following the curvature thereof in a southwesterly direction 525 feet, more or less, to a wire fence; thence along the wire fence in a southeasterly direction 650 feet, more or less, to an ironpin in the line of property of Greer Lumber Co., Inc.; thence along the line of Greer Lumber Co., Inc. in a northeasterly direction 200 feet, more or less, to a point on the southern side of Franklin place; thence along Franklin place in a northwesterly direction 225 feet, more or less, to Mulberry Street; thence along the western side of Mulberry Street, in a northerly direction, 150 feet, more or less, to the beginning corner.

This property is identified on the Greenville County Tax Block Book as Sheet G-24, Block 6, Lot 1.

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.

For Extension Agreement to this Mortgage see A. S. No. Book 1134 page 297.

# 25337  
May 20, 1970  
at 3:10 P.M.

Witness:  
Helma H. Pickens.

When Released By Sale Under  
Foreclosure 20<sup>th</sup> day of May  
A.D., 1970. See Judgment Roll  
No. K-5175

Frank P. M. [Signature]  
MASTER