



BOOK 1421 PAGE 638

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James William McCall and Flora Simpson McCall

(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) in the sum of Twelve Thousand, four hundred and seventeen Dollars and 84/100-----DOLLARS

(\$ 12,417.84), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 6 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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, on the northern side of East Tallulah Drive, in the City of Greenville, and according to survey made by J.C. Hill on May 17, 1962, and described as follows:

BEGINNING at an iron pin on the northern side of East Tallulah Drive, 244 feet east from Augusta Street, at the corner of the Branyon Property and running thence with the line of said property N. 06-25 W. 153.8 feet to an iron pin; thence N. 58-05 East 73.4 feet to an iron pin; thence S. 16-15 E. 175.6 feet to an iron pin on East Tallulah Drive; thence with the northern side of said drive S. 76-30 W. 70 feet to the point of beginning.

This property conveyed from Malcombe A. and Marcia K. McAlister on June 17, 1966 and recorded in Book 801 of Deeds, page 279.

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 at the time of the parties hereto that all such fixtures considered a part of the real estate.



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