

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.**MORTGAGE**
NOV 13 4 34 PM 1951

State of South Carolina

OLLIE FARNSWORTH
R.M.C.COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Church of God, Greer, S.C.,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 -----DOLLARS (\$ **20,000.00**), 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 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, Chick Springs Township, in the City of Greer, being triangular in shape and lying between Pelham Street and South Trade Street, and extending from the intersection of said streets and between the same for a distance of approximately 170 feet Southward.

The said property is further known and identified as the property of the Church of God of Greer, S.C., and is the same upon which the church building is located.

Also, all that other certain parcel or lot of land situated on the East side of South Trade Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 3 of the Marchant Place according to survey and plat by R.E. Dalton, Surveyor, dated November 5, 1914, and recorded in Plat Book "C", page 196, R.M.C. Office for Greenville County, and having the following courses and distances, to wit: Beginning at a stake on the East side of South Trade Street, and running thence with said street, S. 16.25 E. 60 feet to a stake; thence S. 88.23 E. 168.5 feet to a stake; thence N. 1.27 E. 57.06 feet to a stake; thence S. 88.23 W. 187.1 feet to the beginning corner.

This is the same property conveyed to the Church of God of Greer, S.C., by deed of L.V. Jones, recorded in Deed Book 245, page 284, R.M.C. Office for Greenville County, and is known as the Parsonage of the said church.

This mortgage and the note secured hereby were authorized by the said Church of God of Greer, S.C., in a business conference of the church held on November 11, 1951, and the Trustees hereinafter named were authorized to execute the same in the name of the church.

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.