

JUL 31 3 44 PM 1952

BOOK 521 PAGE 267

US1—First Mortgage on Real Estate

OLLIE FARNSWORTH  
R.M.C.

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE MONAGHAN BAPTIST CHURCH, By: James Bardley, Chairman and J. G. Hancock, Secretary, of the Board of Deacons (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 Four Thousand and No/100- - - - - DOLLARS (\$ 4,000.00 ), with interest thereon from date at the rate of five (5) 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, being known and designated as Lot No. 52 as shown on Plat of Section 2 of the Addition to Sub-division for Victor-Monaghan Mills, prepared by Pickell & Pickell, April 13, 1950, recorded in Plat Book X at Page 165, and described as follows:

"BEGINNING at an iron pin at the Southwest intersection of YMCA Street and Thomas Street, and running thence with YMCA Street, S. 3-03 W. 95 feet to an iron pin, joint front corner of Lots Nos. 52 and 53; thence with the joint line of said lots, N. 86-49 W, 203.2 feet to an iron pin in the East side of Beattie Street; thence with said Street, N. 3-18 E. 95 feet to an iron pin at the intersection of Beattie and Thomas Streets; thence with the Southern side of Thomas Street, S. 86-49 E. 202.7 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by J. P. Stevens & Co., Inc. by deed recorded in Volume 411 at Page 393.

This mortgage is made pursuant to authority contained in a resolution duly adopted by the members of The Monaghan Baptist Church January 27, 1952.

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.