

USL—First Mortgage on Real Estate

MAY 17 9 54 AM 1952

MORTGAGE

CLERK FARMER
S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Associate Reformed Presbyterian
Church of Greenville, (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 Seventeen Thousand and No/100- - - - - DOLLARS (\$ 17,000.00), with interest thereon from date at the rate of four & one-half 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, at the Southeastern intersection of Hampton Avenue and Hudson Street, in the City of Greenville, and described as follows:

"BEGINNING at an iron pin just inside the intersection of the sidewalks of said Streets, and running thence S. 52 1/4 E. along Hampton Avenue, 76 feet 6 inches to iron pin; thence S. 52 1/4 W. 150 feet to pin on a 15-foot alley; thence with said alley, N. 52 1/4 W. 63 feet 6 inches to iron pin near sidewalk running along Hudson Street; thence N. 26 W. 150 feet, more or less, to the beginning corner."

Said premises being the same conveyed to the mortgagor by deed recorded in Book of Deeds 69 at Page 62.

This mortgage is executed pursuant to a resolution adopted by a vote of the congregation held March 9th. 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.