

BOOK 645-152-56

FILED GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE # 15 2 59 PM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Southside Baptist Church, a corporation (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 Forty-six Thousand and No/100 - - - -

DOLLARS (\$46,000.00), with interest thereon from date at the rate of four & one-half (4½%) 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, in the City of Greenville, on the northeastern side of Augusta Road, being known as Lot No. 1 and the McBee property as shown on a plat of Augusta Place, recorded in Plat Book F at Page 128, and being more particularly described according to a recent survey prepared by Dalton & Neves, Engineers, September, 1954, as follows:

"BEGINNING at an iron pin on the northeastern side of Augusta Road, joint front corner of Lots 1 and 2, which pin is 122.4 feet northwest of the intersection of Augusta Road and Augusta Place Street, and running thence with Augusta Road N. 55-30 W. 227.4 feet to an iron pin; thence N. 63-30 E. 397.7 feet to iron pin, corner of other property of the mortgagor; thence S. 55-03 E. 106.7 feet to iron pin, rear corner of Lot 3; thence with line of said lot S. 63-50 W. 60 feet to an iron pin; thence still with line of Lot 3 S. 31-06 E. 95.5 feet to an iron pin, rear corner of Lot 2; thence with line of said lot S. 61-57 W. 286.4 feet to the point of beginning."

Being a portion of the premises conveyed to the mortgagor by Louise Anna Davis, individually and as Executrix, by deed recorded in Deed Book 305 at Page 147.

This mortgage is given pursuant to a resolution duly adopted at a congregational meeting of the Southside Baptist Church in accordance with its by-laws, which meeting was held on July 14, 1955.

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.

AND SATISFIED IN FULL
THE 8 DAY OF Aug. 1955
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY Elizabeth Wood
WITNESS:
Emmie T. Peden
Jean Wood

AND CANCELLED OF RECORD
DAY OF Aug. 1955
AT 8:40
GREENVILLE COUNTY, S. C.
R. M. C. NO. 36816