

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

FEB 23 5 00 PM 1956

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
- R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAULDIN BAPTIST CHURCH

(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 Thirty-two Thousand and No/100 - - - - DOLLARS (\$ 32,000.00), 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, in the Town of Mauldin, and having according to a plat made by Dalton & Neves in September 1953, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwestern corner of the intersection of Owens Lane, and United States Highway No. 276, and running thence along the south-west side of United States Highway No. 276 N. 44-25 W. 156.4 feet to an iron pin at the corner of property now or formerly owned by Robert Forrester; thence with line of said property S. 46-45 W. 196.4 feet to an iron pin; thence S. 43-30 E. 57.6 feet to iron pin; thence S. 50-17 W. 463.8 feet to iron pin on Church Circle; thence with the eastern side of Church Circle S. 43-33 E. 63 feet to pin; thence crossing Church Circle S. 1-58 W. 49.1 feet to iron pin in line of Lot No. 9; as shown on plat recorded in Plat Book M at Page 135; thence with line of said lot S. 43-55 E. 131 feet to iron pin; thence S. 39-35 W. 53.4 feet to iron pin; thence S. 59-47 E. 199.1 feet to iron pin on Owens Lane; thence with the western side of Owens Lane N. 18-42 E. 165.3 feet to iron pin; thence continuing with Owens Lane N. 12-27 E. 327.4 feet to iron pin; thence continuing N. 39-12 E. 287 feet to iron pin, the point of beginning."

Said property having been conveyed to the mortgagor by seven separate deeds, recorded in Volumes VVV at Page 649, VVV at Page 641, 315 at Page 127, 330 at Page 341, 348 at Page 45, 384 at Page 267, and 369 at Page 129.

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.