

JUN 15 5 23 PM 1956

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

OLLIE FARNSWORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Everett Rudisail, Charlie Fore and Ralph Bishop, as Trustees of Calvary Baptist Church of 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

NINE THOUSAND EIGHT HUNDRED

DOLLARS (\$ 9,800.00), with interest thereon from date at the rate of Five

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 Greer, located on Cavalry Street, having the following courses and distances: BEGINNING on an iron pin on line of property formerly owned by Victor-Monaghan Company, corner with the Ballenger land, and runs thence N. 58.08 W. 306.5 feet to an iron pin; thence the same course N. 58.08 W. 111.5 feet to an iron pin; thence S. 70.25 W. 186 feet to an iron pin; thence S. 14.30 W. 130 feet to an iron pin on northern edge of street; thence with northern side of street S. 60.30 E. 100 feet to an iron pin; thence S. 34 E. 45 feet to an iron pin; thence S. 3.10 W. 216.5 feet to a stake in gully; thence S. 57.15 E. 233 feet to an iron pin; thence N. 33.25 E. 476 feet to the beginning corner, and being all of that lot of land conveyed to Trustees of Cavalry Baptist Church by deed recorded in the R.M.C. Office for Greenville County in Deed Book 388, at page 27, excluding, however, those 3 parcels of land conveyed by the Church to Troy R. Webb, Brady L. Webb and the city of Greer, as shown by record of said deeds in the R.M.C. Office for Greenville County in Deed Book 442, at pages 25, 27 and 97, respectively.

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.