

First Mortgage on Real Estate

MORTGAGE

AUG 20 11 41 AM '58  
CLERK OF COURTS

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
Franklin 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

----Twelve Thousand and No/100-----  
DOLLARS (\$12,000.00), with interest thereon from date at the rate of Five & 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, in Greenville Township, near the City of Greenville, on the Northern side of Melrose Avenue, known and designated as lot # 16 on plat of Melrose Land Co., Block A, plat recorded in Plat Book A at Page 157, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Melrose Avenue, corner of lot # 15, and running thence with the line of said lot in a northwesterly direction 188 feet to an iron pin on the right-of-way of the G and C Railway; thence with said right-of-way as a line in a northwesterly direction 51 feet, more or less, to an iron pin, corner of lot # 17; thence with the line of said lot in a southeasterly direction 195.4 feet to an iron pin on Melrose Avenue; thence with the northern side of Melrose Avenue in an easterly direction 50 feet to the beginning corner. Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 249 at Page 112.

ALSO, All that lot of land in the State and County aforesaid, near the City of Greenville, on the Eastern side of Stafford Street, shown and delineated on plat entitled "Property of Indian Head Mills, Inc., near Greenville, S.C.", dated May 1958, made by Dalton & Neves, said lot or parcel of land being described according to said plat as follows:

BEGINNING at an iron pin on the northwest side of Stafford Street, said iron pin being S. 30-20 E. 50 feet from the intersection of Tremont Avenue, with said Stafford Street, and running thence N. 59-46 E. 132.8 feet to an iron pin; thence S. 30-20 E. 107 feet to an iron pin; thence S. 59-46 W. 132.8 feet to a Drill Hole on the northwest side of Stafford Street; thence with the Northwest side of said Stafford Street, N. 30-20 W. 107 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Indian Head Mills, Inc. by deed to be recorded.

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.

In Release See Deed Book 249 Page 112

RECORDED IN DEED BOOK 756 PAGE 324  
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GREENVILLE, S. C.