

First Mortgage on Real Estate

MORTGAGE

MAR 31 9 22 AM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Francis Asbury Methodist 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 Ninety Eight Thousand Six Hundred Fifty and no/100 - - - DOLLARS (\$ 98,650.00-----), with interest thereon from date at the rate of Five and 3/4 (5-3/4) per centum per annum, said principal and interest to be repaid in monthly instalments of Eight Hundred Twenty and no/100 Dollars (\$ 820.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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, on the Eastern corner of East North Street and Keith Drive, being shown as Lots 1, 2, 3 and 4 on a plat of the property of D. B. Leatherwood, recorded in Plat Book Z at page 193 and also an adjoining lot shown on a plat entitled property of Ed B. Smith, recorded in Plat Book TT at page 199 and all of said lots are described together as follows:

BEGINNING at a stake at the Eastern corner of East North Street and Keith Drive and running thence with the Northeastern side of Keith Drive, 400 feet, more or less, to a stake at the corner of Perrin Street; thence with the Northwestern side of Perrin Street, N. 54-30 E. 140 feet to a stake; thence N. 35-30 E. 165.7 feet to an iron pin; thence N. 52-28 E. 142.8 feet to an iron pin; thence N. 45-02 W. 65.2 feet to an iron pin; thence S. 60-31 W. 172.4 feet to an iron pin; thence N. 35-34 W. 149 feet to an iron pin on East North Street; thence with the Southeastern side of said street, S. 50-48 W. 100.5 feet to the Beginning corner.

Lots 1, 2, 3 and 4 being the same property conveyed to mortgagor by D. B. Leatherwood by deed recorded in Deed Book 510 at page 118 and the adjoining property being the same conveyed to the mortgagor by Ed B. Smith by deed recorded herewith.

This mortgage is executed pursuant to the authority of Annual Conference and a Resolution adopted by the Congregation.

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.