

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUDSON 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 One Hundred Twenty Thousand and No/100-----

DOLLARS (\$120,000.00), with interest thereon from date at the rate of _____ per centum per annum, said principal and interest to be repaid in monthly instalments of _____ Dollars (\$) 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 southern side of Easley Bridge Road, near the City of Greenville, being shown as lots # 32, 34, 51 and 52 on a plat of Section 2 of Judson Mill Village recorded in Plat Book K at Page 25, and described as follows:

BEGINNING at an iron pin at the southwestern corner of Fourth Avenue and Easley Bridge Road and running thence with the southern side of said Easley Bridge Road, S. 71-57 W. 273.7 feet to an iron pin at the corner of Elmwood Avenue (formerly Fifth Avenue) and running thence with the eastern side of said avenue, S. 6-07 W. 190.3 feet to an iron pin at the corner of Fifth Avenue; thence with the northern side of said street N. 83-53 E. 247.3 feet to an iron pin at the corner of Fourth Avenue; thence with the western side of said Avenue, N. 6-07 E. 80 feet to an iron pin at the corner of lot 33; thence with the line of said lot, N. 83-53 W. 104 feet to an iron pin; thence continuing with the line of said lot, N. 6-07 E. 80 feet to an iron pin; thence continuing with the line of said lot S. 83-53 E. 104 feet to an iron pin on Fourth Avenue; thence with the western side of said Avenue, N. 6-07 E. 147.3 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deeds recorded in Deed Book 206 at Page 189, Book 494 at Page 536, Book 537 at Page 508. This mortgage is executed pursuant to the authority of proper resolution of the congregation duly adopted pursuant to notice and in accordance with the discipline and order of the said church.

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.