

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 5 2 16 PM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

St. Michael's Lutheran 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 **Forty Two Thousand and no/100-----**

DOLLARS (\$ 42,000.00-----), with interest thereon from date at the rate of **Six--** per centum per annum, said principal and interest to be repaid in monthly instalments of **Three Hundred Fifty-Five 6no/100** (**\$355.00**) 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, **in that area recently annexed to the City of Greenville, on the Northeast side of Augusta Road, being shown as all of lot Nos. 103, 104 and 105 of Traxler Park on revised plat thereof prepared by R. E. Dalton, Engineer, in March, 1923, and having according to said plat, when described together, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the Northeast side of Augusta Road, joint front corner of Lots 106 and 105, and running thence along the Northeast side of Augusta Road and along the front lines of Lots 104 and 105, N. 33-19 W. 145 feet to an iron pin, joint front corner of Lots 103, and 104; thence continuing along the Northeast side of Augusta Road, N. 28-17 W. 65 feet to an iron pin at joint front corner of Lots 102 and 103; thence along the line of Lot 102, N. 60-46 E. 206.8 feet to an iron pin; thence S. 52-56 E. 71.3 feet to an iron pin, joint rear corner of Lots 103 and 104; thence along the rear line of Lots 104 and 105, S. 54-08 E. 142.7 feet to an iron pin; thence along the line of lot 106, S. 55-42 W. 284.5 feet to an iron pin on the Northeast side of Augusta Road, the point of beginning.

This mortgage is executed pursuant to a Resolution duly adopted by the congregation of St. Michael's Lutheran 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.

This document is the property of the Greenville County Clerk's Office and is not to be distributed outside of the office.