

JUL 27 1961

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FAIR HEIGHTS 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

Eighteen Thousand and no/100-----
DOLLARS (\$18,000.00), 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 Two Hundred and
no/100-----Dollars (\$ 200.00) 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, City of Greenville, Greenville Township; on the northwest side of Dakota Avenue (formerly Parkins Mill Road) and being known and designated as the major portion of Lot No. 1 of the property of W. L. Harvey as shown on plat made by W. J. Riddle September 1946, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of the Parkins Mill Road (Dakota Avenue) and Maydell Street, and running thence along the northwest side of Parkins Mill Road S. 31-37 W. 105 feet to iron pin corner of lot heretofore conveyed to J. Grady Yeargin; thence along line of Yeargin lot N. 59-40 W. 160 feet to iron pin; thence continuing along line of Yeargin lot S. 31-37 W. 100 feet to pin in line of property formerly owned by W. W. Wingo; thence along line of that property N. 59-40 W. 60.7 feet to an iron pin in line of Lot 2; thence along line of Lot 2 N. 31-37 E. 205 feet to pin on southwest side of Maydell Street; thence along Maydell Street S. 59-40 E. 220.7 feet to the beginning.

Being the same premises conveyed to Fair Heights Baptist Church by deed of B. Jack Foster recorded in Deed Book 601, at page 195.

ALSO: All that piece, parcel or lot of land in Greenville County, South Carolina, in Butler Township, being shown as Lots Nos. 2, 3 and 4 on plat of property of W. L. Harvey made by W. J. Riddle in September 1948, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING At an iron pin on the southwest side of a new street, which pin is 220.7 feet from the intersection of said new street and Dakota Avenue (formerly Parkins Mill Road), and running thence with the southwest side of said new street, N. 59-40 W. 180 feet to an iron pin at corner of Fair Heights property; thence with the line of said property, S. 31-37 W. 205 feet to an iron pin in line of property owned by W. W. Wingo; thence with the line of Wingo property, S. 59-40 E. 180 feet to an iron pin at corner of lot No. 1 as shown on said plat; thence with line of lot No. 1, N. 31-37 E. 205 feet to the point of beginning."

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 393, at page 73.

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.