

FILED GREENVILLE CO. S. C.

MORTGAGE

JUL 27 7 59 AM 1962

OLITE R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

The First Baptist Church of Mauldin, South Carolina (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 and Fifteen Thousand

DOLLARS (\$115,000.00), with interest thereon from date at the rate of 5 and 3-4 per centum per annum, said principal and interest to be repaid in monthly instalments of Nine Hundred and Fifty-Five Dollars (\$955.00) 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 the Town of Mauldin, and having according to a plat made by Dalton & Nevea in September 1953, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the southwestern corner of the intersection of Owens Lane, and United States Highway #276, and running thence along the Southwest side of United States Highway #276, N. 44-25 W. 156.4 feet to an iron pin at the corner of property now or formerly owned by Robert Forrester; thence with line of said property, S. 46-45 W. 196.4 feet to an iron pin; thence S. 43-30 E. 57.6 feet to iron pin; thence S. 50-17 E. 58 feet to iron pin on Church Circle; thence with the Eastern side of Church Circle, S. 43-33 E. 63 feet to pin; thence crossing Church Circle, S. 71-58 W. 49.1 feet to iron pin in line of lot #9; as shown on plat recorded in Plat Book M at Page 135; thence with line of said lot, S. 71-58 W. 131 feet to iron pin; thence S. 39-35 W. 53.4 feet to iron pin; thence N. 59-47 E. 199.1 feet to iron pin on Owens Lane; thence with the Eastern side of Owens Lane, N. 18-42 E. 165.3 feet to iron pin; thence continuing with Owens Lane, N. 12-27 E. 327.4 feet to iron pin; thence continuing N. 39-12 E. 287 feet to iron pin, the point of beginning."

Said property having been conveyed to the mortgagor by seven separate deeds, recorded in Volumes VVV at Page 640, VVV at Page 641, 315 at Page 127, 330 at Page 341, 348 at Page 45, 384 at Page 267, and 369 at Page 129.

Also all that other lot of land adjacent to the lot above described and having according to plan made by W. J. Riddle in June, 1945, the following metes and bounds:

(Continued on back)

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.

PAID AND SATISFIED IN FULL

THIS 6 DAY OF June 1962
FIDELITY FEDERAL SAVINGS & LOAN ASSOC.

BY Gerry M. Woods
Asst. V.P.

WITNESSES:
Barbara Shaw
Elizabeth Westmoreland

SATISFIED AND CANCELLED OF RECORD

31 DAY OF July 1962

Ollie Farnsworth
R. H. C. S. C. S. C.

AT 4:03 P.M. P. NO. 2572