

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
NEW HOPE BAPTIST CHURCH, INC., of Mauldin, S. C.

(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 Thirty-Five Thousand and No/100 DOLLARS (\$35,000.00), with interest thereon from date at the rate of 5 3/4 per centum per annum, said principal and interest to be repaid in monthly instalments of Two Hundred Forty-Five and No/100 Dollars (\$ 245.00) 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 northern side of U. S. Highway 276, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the northern side of U. S. Highway 276, corner of property now or formerly owned by C. S. Verdin, and running thence with line of said property N. 30 E. 418 feet to pin; thence S. 63-15 E. 209 feet; thence S. 30 W. 218 feet; thence S. 63-15 E. 94.8 feet; thence S. 26-45 W. 199.7 feet to pin on U. S. Highway 276; thence with the northern side of said Highway N. 63-15 W. 314.7 feet to the point of beginning.

Said premises being the same conveyed to the mortgagor by two separate deeds, recorded in Volume 645 at Page 464 and Volume 645 at Page 437.

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.

*In Release see R. G. M. Book 1074 Page 84.*