

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Columbia Baptist Church

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Sixty Thousand and No/100

DOLLARS (\$60,000.00), with interest thereon from date at the rate of five and one-half

(5½ %) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on March 1, 1983, 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;

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, Dunklin Township, on the Northeast side of a County road leading to Columbia Baptist Church, containing 1.26 acres, more or less, shown on plat by John C. Smith and J. Coke Smith, August 17, 1949, described as follows: BEGINNING at iron pin on Northeast side of said road, in corner of property of Dr. G. L. Martin, thence along line of said property South 52-30 East 475 feet to iron pin, corner of property of James A. Scott, thence South 51-45 West 233 feet to iron pin in edge of said road on line of McCullough, thence along said road and McCullough property North 24 West 475 feet to the beginning.

This tract was conveyed to mortgagor, a corporation by the Deacons of the Columbia Baptist Church, by deed recorded in the R. M. C. Office for said County,

ALSO, All that certain piece, parcel or lot of land situate, lying and being in Dunklin Township, County and State aforesaid, on East side of U. S. Highway # 25, containing 5.02 acres, shown on plat by J. T. Leslie, Surveyor, June 18, 1958, described as follows: BEGINNING at point in center of said highway, joint corner of property of R. C. Collins, thence North 79-35 East 543.5 feet to iron pipe at line of property of Estate of Fred McCullough, thence along line of said Estate, South 9 West 812.5 feet to stake, thence South 69 West 23.5 feet to point in center of said highway, thence along center of said highway North 28-15 West 812.5 feet to point in center of said highway, the beginning.

The foregoing land was conveyed to the mortgagor by deed of R. C. Collins, July 15, 1958, recorded in the Clerk's Office aforesaid in Deed Book 602 at page 102.

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.