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BOOK 917 PAGE 219

USL—FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: El Bethel Baptist Church, by  
its Deacons and Trustees, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Fifty-five Hundred DOLLARS (\$ 5500.00), with interest thereon from date at the rate of Five & one-half (5 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, 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, lying at the

southwestern corner of Pennsylvania Avenue and Trotter Street in the Village of the Greer Plant, Victor Monaghan Company in the City of Greer, and being shown on a plat entitled "Property of Victor Monaghan Co., Greer Plant, Greer, S.C." made by Dalton & Neves, July, 1950, and having according to said plat the following metes and bounds: BEGINNING at an iron pin at the southwestern corner of Pennsylvania Avenue and Trotter Street and running thence along the southern side of Penn. Avenue, N. 76-54 W. 100 feet to a point; thence along other property of J. I. Stevens & Co., S. 13-06 W. 120 feet to an iron pin; thence continuing along other property of J. I. Stevens & Co., S. 76-54 E. 151.5 feet to a point on the western side of Trotter Street; thence along the western side of Trotter Street, N. 10-18 W. 130.7 feet to an iron pin, the beginning point, and being the same property conveyed to T.O. Forrester, et al., Deacons of El Bethel Baptist Church by J.P. Stevens & Co., by deed recorded in Deed Book 418, page 419, R.M.C. Office for Greenville County.

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.