

MAY 3 4 53 PM 1963

BOOK 921 PAGE 193

First Mortgage on Real Estate

OLLIE FARNSWORTH
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: AUGUSTA HEIGHTS BAPTIST CHURCH,
by E. Roy Stone, Jr., Chairman, Finance Committee and Ernest W. Powell,
as Treasurer,

(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 Three Hundred Thousand and No/100 (-----) DOLLARS (\$ 300,000.00), with interest thereon from date at the rate of five and one-half per centum per annum, said principal and interest to be repaid in monthly instalments of Twenty-One Hundred Ninety-One and No/100----- Dollars (\$ 2,191.00) 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 City of Greenville, situate on the southwestern side of Augusta Road and known and designated as Lot No. 1 and a portion of Lot No. 2 as shown on a plat of McDaniel Property recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 218 and also a lot adjoining Lot No. 1 on the north and having according to plat of property of Augusta Heights Baptist Church prepared by Piedmont Engineering Service dated January 14, 1957, and recorded in the R. M. C. Office for Greenville County in Plat book LL at Page 163, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Augusta Road at the joint front corner of Lots 2 and 3 and running thence with the joint line of said lots S. 60-45 W. 437.2 feet to an old iron pin; thence N. 16-15 W. 153.9 feet to an old iron pin; thence S. 60-45 W. 175 feet more or less, to an iron pin in the Old Augusta Road; thence with said road N. 1-45 W. 100 feet to a bend; thence N. 5-52 E. 242.5 feet to a bend; thence N. 6-20 E. 112 feet to an iron pin; thence N. 80-48 E. 374.5 feet to an iron pin on the southwestern side of Augusta Road; thence with the southwestern side of Augusta Road S. 15-32 E. 132.5 feet to an iron pin; thence continuing with said road S. 29-15 E. 300 feet to an iron pin, the beginning corner. This mortgage is executed pursuant to a resolution of the church adopted at a special meeting held by the church membership on April 28, 1963, and a special meeting of the Board of Deacons held on April 26, 1963.

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.