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BOOK

946 PAGE 525

First Mortgage on Real Estate

MORTGAGE

OLLIE FARNSWORTH
R.M.C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. T. EVANS, ROSCOE LAWSON AND HOMER KESTERSON, AS TRUSTEES OF MAPLE
HEIGHTS BAPTIST CHURCH (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Twenty-six Thousand and No/100ths
DOLLARS (\$ 26,000.00), with interest thereon from date at the rate of six
per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

June 1, 1979.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the Southeastern corner of the intersection of Oakland Drive and an unnamed road (now known as Baywood Street), in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1, 2, 3, 4, 5, 6, 7 and 9 as shown on a plat prepared by Terry T. Dill, dated March 5, 1958, entitled "Plat of Property of S. C. Fleming, Near Greenville, S. C.; Proposed Site for Maple Heights Church", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PP at page 89, and having according to said plat, when described in the aggregate, the following metes and bounds:

BEGINNING at a point in the center of Baywood Street at the Southeastern corner of the intersection of Baywood Street and Oakland Drive, and running thence with the center of Baywood Street as the line the following courses and distances: N. 58-30 E. 100 feet to a point; thence N. 56-15 E. 100 feet to a point; thence N. 56-30 E. 184.6 feet to a point; thence S. 17-29 E. 18 feet; more or less, to an iron pin on the Southern side of Baywood Street; thence with the Southern side of Baywood Street N. 57-38 E. 81 feet to an iron pin; thence S. 16-41 E. 125.7 feet to an iron pin; thence N. 80-08 E. 49.9 feet to an iron pin; thence S. 16-40 E. 166.6 feet to an iron pin; thence S. 56-06 W. 352.5 feet to an iron pin; thence N. 27-39 W. 58 feet to an iron pin; thence N. 41-07 W. 155 feet to an iron pin; thence S. 56-20 W. 106.3 feet to an iron pin on the Eastern side of Oakland Drive; thence with the Eastern side of Oakland Drive N. 25-12 W. 110 feet to the point of beginning.

ALSO:

All the right, title and interest of the mortgagors herein in and to that portion of unnamed street referred to hereinabove lying Northwest of Lot No. 4 as shown on the aforesaid plat.

This mortgage is executed pursuant to certain resolutions adopted by the congregation of Maple Heights Baptist Church at a meeting held December 29, 1963.

PAB

Car

W. E. H.

M. H. H.