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BOOK 983 PAGE 233

First Mortgage on Real Estate

OLLIE FARR NORTH  
R.M.C. MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Berea Baptist Church**

(hereinafter referred to as Mortgagor) SEND(\$) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Two Hundred Ten Thousand and No/100** - - - - - DOLLARS (\$210,000.00), with interest thereon at the rate of **five and three-fourths** per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **20** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, 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.

**tract**

"All that certain piece, parcel or ~~lot~~ tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in **Paris Mountain**

**Township on the southwestern side of Farr's Bridge Road, containing 7-3/4 acres and having, according to Plat by W. A. Hester dated February 11, 1946 the following metes and bounds:**

**BEGINNING at an iron pin in the center of Farr's Bridge Road and running thence S. 24-1/4 W. 8 chains to stone; thence S. 5 E. 5.80 chains to stone; thence S. 43 E. 1.65 chains to iron pin; thence N. 53 E. 9.26 chains to iron pin on Farr's Bridge Road; thence with Farr's Bridge Road, N. 21 W. 7.70 chains to bend; thence continuing with Farr's Bridge Road, N. 65 W. 3.50 chains to the beginning corner.**

**ALSO, all that other lot of land adjacent to and lying southeast of the lot first above described, and having the following courses and distances, to-wit: BEGINNING at an iron pin on the western side of Farr's Bridge Road at corner of Tract No. 3 of the Estate of M. J. Huff, and running thence N. 85-1/4 W. 9.89 chains to stone on Freeman Eppes corner; thence N. 53 E. 9.23 chains to iron pin on Farr's Bridge Road; thence with the western side of said Road, S. 20 E. 6.60 chains to the beginning corner, containing 3 acres, more or less.**

The 7-3/4 acres first above described is the major portion of the property conveyed to the Mortgagor by deeds recorded in Deed Book LLL, page 294, Deed Book TT, page 654, and Deed Book AA, page 666. The land last described is that conveyed to the Mortgagor by Clinton C. Wynn and Mary Edwards Wynn by deed recorded in the R. M. C. Office for Greenville County in Deed Book 494, page 352.

The mortgage covers all of the land owned by Berea Baptist Church and this mortgage is executed pursuant to a Resolution duly adopted at a meeting of the congregation of Berea Baptist Church held April 10, 1955.

It is understood and agreed that a portion of these funds is being used to retire certain bond bearing coupons in the original aggregate of \$50,000.00

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.

referred to in Mortgage Book 817 at page 485 in the RMC Office for Greenville County.