

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

FEB 2 5 21 PM 1965

OLLIE J. JARNOORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Calvary Baptist Church of Greer, S.C.**

(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 **Forty-five Thousand** -----

DOLLARS (\$ 45,000.00), with interest thereon from date at the rate of **Six (6%)** 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, Chick Springs Township, about one-half mile west of the City of Greer, lying south from Old U.S. Highway No. 29 (now State Highway No. 290), being bounded on the north by lands now or formerly of Guy Ballenger and BL Colvin, on the east by lands of Victor-Monaghan Co., and on the south by lands formerly of Mrs. Harriett Duncan, and on the west by lands now or formerly of B.L. Colvin, having the following courses and distances:

BEGINNING on an iron pin on the Victor-Monaghan Co. line, and joint corner of lands now or formerly of Guy Ballenger, and runs thence with that line, N. 58-08 W. 306.5 feet to an iron pin, joint corner of lands now or formerly of Ballenger and corner of lands now or formerly of A.G. Howell; thence continuing with the same course and with the former Howell line, N. 58-08 W. 111.5 feet to an iron pin on the old line, new corner; thence a new line, S. 70-25 W. 186 feet to an iron pin, corner of Lot No. 20 on a plat of the property of R.L. Ford; thence with the eastern line of said Lot No. 20, S. 14-30 W. 130 feet to an iron pin on northern edge of street; thence with the northern side of said street, S. 60-30 E. 100 feet to an iron pin at or near dead-end of said street; thence crossing the dead-end, S. 34-00 E. 45 feet to an iron pin, joint corner of property now or formerly of George Clayton; thence with the Clayton line, S. 3-10 W. 216.5 feet to a stake in large gully; thence with line now or formerly of Duncan, S. 57-15 E. 233 feet to an iron pin on the Victor-Monaghan Co. line; thence with Victor-Monaghan Co. line, N. 33-25 E. 476 feet to the beginning corner.

This is the same property conveyed to Hoke M. Davis, et al., Trustees of Calvary Baptist Church of Greer, S.C., by Ellie M. Pirkle by deed recorded in Deed Book 388, page 27, R.M.C. Office for Greenville County. Excluding, however, lots conveyed therefrom shown by record of deeds as follows: Vol. 442 at pages 25, 27 and 97, respectively.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 478

FILED AND CANCELLED ON RECORD
10 DAY OF Nov 1971
Allie Jarnoworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:41 O'CLOCK P.M. NO. 13405