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BOOK 1086 PAGE 420

USL—FIRST MORTGAGE ON REAL ESTATE

CLLIE M. WORTH
R.M.C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: Franklin Baptist Church, Inc.,

(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

Sixty-nine Hundred-----
DOLLARS (\$ 6900.00), with interest thereon from date at the rate of Six and one-half
per centum per annum, said principal and interest to be repaid as therein stated, and (6- $\frac{1}{2}$ %)

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, at the southwest corner of the intersection of Hubert Street and South Avenue (formerly Westmoreland Avenue), in the City of Greer, having the following measurements, to-wit:

BEGINNING at an iron pin at the corner of Hubert Street and South Avenue and running thence westward along Hubert Street to an iron spike; thence in a southern direction 123 feet and 8 inches to a spike; thence eastward 80 feet to an iron pin on the west side of South Avenue; thence in a northern direction along South Avenue 139 feet to the beginning corner.

This is the same property conveyed to Franklin Baptist Church by deed of McCall Manufacturing Company recorded in Deed Book 406, page 425, R.M.C. Office for Greenville County.

ALSO, all that other certain parcel or lot of land situated on the southwest side of Hubert Street in the City of Greer, County and State aforesaid, adjoining the lot above described, and having the following courses and distances, to-wit;

BEGINNING at an iron pin at the corner of the Church land and runs thence with Hubert Street 90 feet to an iron pin; thence South 164 feet to an iron pin on Franklin Mill line; thence with said line East 77 feet to an iron pin; thence North 61 feet to a pin; thence West 4 feet to an iron pin; thence North 125 feet to the beginning corner.

This is the same property conveyed to Franklin Baptist Church, Inc. by deed of Bailes-Collins, Inc. to be recorded herewith.

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.