

FILED
GREENVILLE CO. S. C.

BOOK 1196 PAGE 525

JUN 25 3 59 PM '71

OLLIE EARNSWORTH
MORTGAGE
R. H. C.

First Mortgage on Real Estate

Main

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ST. MICHAEL'S LUTHERAN CHURCH (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) in the sum of ----- One Hundred Sixty Thousand and no/100----- DOLLARS (\$ 160,000.00), with interest thereon at the rate of Seven and 1/2-- per cent 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 Fifteen--- 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.

"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, City of Greenville, on the northeastern side of Augusta Road, being shown as Lots Nos. 103, 104, and 105 of Traxler Park on revised plat thereof prepared by R. E. Dalton, Engineer, March 1923, and having the following metes and bounds:

Beginning at an iron pin on the northeastern side of Augusta Road at the joint front corner of Lots 106 and 105, and running thence along the northeastern side of Augusta Road and along the front lines of Lots 104 and 105, N 33-19 W 145 feet to an iron pin, joint front corner of Lots 103 and 104; thence along the northeastern side of Augusta Road, N 28-17 W 75 feet to an iron pin at joint front corner of Lots 102 and 103; thence along line of Lot 102, N 60-46 E 206.8 feet to an iron pin; thence S 52-56 E 71.3 feet to an iron pin, joint rear corner of Lots 103 and 104; thence with rear line of Lots 104 and 105, S 54-08 E 142.7 feet to an iron pin; thence along line of Lot 106, S 55-42 W 284.5 feet to an iron pin on the northeastern side of Augusta Road, the point of beginning.

This mortgage and the note which same secures are executed pursuant to a Resolution duly adopted by the Congregation of St. Michael's Lutheran Church, Sunday, June 13, 1971.

This mortgage has equal priority with a mortgage given by this Church to Fidelity Federal Savings & Loan Association on May 26, 1961, in the original amount of \$42,000.00, recorded in Mortgage Book 859 at page 440.

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.