

FILED
GREENVILLE CO. S. C.

BOOK 1215 PAGE 256

USL—FIRST MORTGAGE ON REAL ESTATE
DEC 10 55 AM '71

OLLIE FARNSWORTH
R. M. C. **MORTGAGE**

State of South Carolina }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: **TIGERVILLE BAPTIST CHURCH**

(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

TWELVE THOUSAND & NO/100 - - - - -
DOLLARS (\$ **12,000.00 - -**), with interest thereon from date at the rate of **seven (7%)**
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, Highland Township,

in the Village of Tigerville, being all of the same lands conveyed to the Trustees of North Greenville Baptist Church by Pearl McKinney Holcombe known as Gin lot, and by W. D. Neves and Carl A. Neves, As Executors of the Estate of B. F. Neves, shown on Plat Book "K", page 61, R. M. C. Office for Greenville County, having the following courses and distances, to-wit:

BEGINNING at an iron pin at the Southwest corner of intersection of the old State Road and Ridge Road, and running thence S. 85-15 W. 341 feet to intersection of Ridge Road and School Road at an iron pin, corner of Lot No. 5; thence S. 26-00 W. 86 feet to corner of Lot No. 6; thence continuing along School Road, S. 28-00 W. 274 feet to an iron pin on property line of North Greenville Junior College; thence N. 67-30 E. 45 feet to an iron pin; thence S. 83-10 E. 506.5 feet to an iron pin; thence S. 62-30 E. 40 feet to a point in Old State Road (S. C. Highway No. 253); thence S. 16-15 W. 326 feet to point in same road; thence S. 78-30 W. 29 feet to an iron pin; thence N. 4-00 W. 86 feet to beginning corner.

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.