

USL—FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE CO. S. C.

FEB 7 1 30 PM '77 MORTGAGE OLLIE FARNSWORTH R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: MOUNTAIN CREEK 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 NINETEEN THOUSAND & NO/100

DOLLARS (\$ 19,000.00 - -), with interest thereon from date at the rate of seven & three-fourths (7 3/4) 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, on the North side of State Highway No. 253, and near the City of Greenville, containing 14.90 acres, more or less, upon which the Mountain Creek Baptist Church and caretaker's residence are located, and being all of that property conveyed to said Church as follows: Deed from Jones W. Batson and Gaines N. Batson, Executors of the estate of H. W. Batson, dated November, 7, 1957, recorded in Deed Book 587, at page 486, R. M. C. Office for Greenville County; Deed from H. W. Batson dated April 23, 1951, recorded in Deed Book 434, page 117, in said R. M. C. Office; Deed from C. E. Robinson, Trustee, dated September 5, 1941, recorded in Deed Book 236, at page 422, in said R. M. C. Office; Deed from J. W. Parham, dated September 5, 1941, recorded in Deed Book 236, page 422, in said R. M. C. Office; Deed from John W. Batson dated August 26, 1872, recorded in Deed Book "88", page 35, in said R. M. C. Office; Deed from Robert Hawkins, dated December 12, 1928, recorded in Deed Book "Q" at page 261, in said R. M. C. Office. LESS HOWEVER, certain lots which have been conveyed therefrom, as shown by the records in the R. M. C. Office for said County.

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.