

FILED
GREENVILLE CO. S. C.
SEP 1 - 4 26 PM '72
ELIZABETH RIGGS
MORTGAGE

BOOK 1247 PAGE 451
INSURED
LIFE OF YOUR SAVINGS
UP TO \$20,000
SAVINGS CORPORATION

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FOURTH PRESBYTERIAN CHURCH,
GREENVILLE, SOUTH CAROLINA

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty Eight Thousand, Four Hundred and No/100 DOLLARS (\$ 28,400.00), with interest thereon at the rate of seven & one-half 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 twenty 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, in the City of Greenville, on the eastern side of Riverside Drive, being a portion of the land shown on plat of Marshall Forest Subdivision recorded in the Greenville County RMC Office in Plat Book H, Pages 133 and 134, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Riverside Drive, which iron pin is located at a point directly opposite the joint front corner of Lots Nos. 28 and 29 as shown on the above referred to recorded plat of Marshall Forest Subdivision, and running thence along the curve of Riverside Drive, the chord of which is S. 83-26 W. 161.2 feet to a point on said curve; thence continuing along the curve of Riverside Drive, the chord of which is N. 46-27 W. 56.6 feet to an iron pin located on the eastern side of Riverside Drive; thence running N. 57-00 E. 175.9 feet along the line of property now or formerly owned by Hippensteel; thence continuing along the line of said Hippensteel property N. 70-15 E. 275.6 feet to an iron pin on the western bank of Reedy River; thence with the western bank of the Reedy River 45 feet, more or less, to a point at the corner of property now or formerly owned by Martin; thence with the line of said Martin property S. 50-53 W. 309.2 feet to a point on the eastern side of Riverside Drive, being the point of beginning.

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 Medication & Payment See P. E. M. Book 1247 page 661