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GREENVILLE CO. S. C.

BOOK 1280 PAGE 275

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FIRST BAPTIST CHURCH OF GREENVILLE,

SOUTH CAROLINA

(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 Million, Seven Hundred Thousand and no/100----- DOLLARS

(\$ 1,700,000.00), as evidenced by the Mortgagor's note of even date bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement in writing the final maturity of which is 25 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 discharge 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 eastern side of Cleveland Street, containing 22.5 acres, more or less, as shown on a plat entitled "Property of A. J. Schwiers Estate," made by Piedmont Engineers and Architects, May 25, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-S, Page 60, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Cleveland Street at the joint corner with property now or formerly owned by Howard and running thence with the eastern side of Cleveland Street N. 27-20 W. 271.20 feet to a point on the eastern side of said street, thence with the eastern side of said street N. 28-17 W. 308.95 feet to a point on the eastern side of said street N. 28-17 W. 308.95 feet to a point on the eastern side of Cleveland Street at the joint corner of property now or formerly owned by William Schwiers; thence with the joint line of said property N. 46-46 E. 109.00 feet to the center line of Reedy River; thence down the center of said Reedy River to a point in East Faris Road Extension, the traverse line by 7 courses and distances being as follows: S. 34-55 E. 217.15 feet, S. 30-53 E. 362.55 feet, S. 0-14 W. 121.81 feet, S. 15-07 E. 181.0 feet, S. 27-14 E. 222.47 feet, S. 22-31 E. 203.55 feet, and S. 17-11 E. 40.0 feet; thence leaving the center of Reedy River and running with the center line of East Faris Road Extension S. 72-19 W. 35 feet to a point on the west side of the bank of said Reedy River; thence still with the center line on the said East Faris Road Extension, to a point in a curve, the traverse line being S. 81-35 W. 280.12 feet; thence still with the center line of said East Faris Road Extension to a point in a curve, the traverse line being N. 89-59 W. 59.98 feet; thence following the curve of said East Faris Road Extension to a point at the end of a curve, the traverse line being S. 79-19 W. 354.19 feet; thence leaving East Faris Road Extension and running N. 17-04 W. 233.75 feet to an iron pin which is the joint corner of this property and property now or formerly owned by John H. Howard; thence with the joint line of property now or formerly of Howard S. 62-39 W. 314.40 feet to an iron pin on the eastern side of Cleveland Street, the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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.