

APPROPRIATE
FILED R. Mc
FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
MORTGAGE
JAN 30 3 52 PM '73

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Standing Springs Baptist Church, by its duly authorized Trustees, namely Leonard Gooch, Amos Jarman, Cleo Leslie, Roland Cothran, Lewis Keheley, Calvin Kellest and Walter Holcombe, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 ---One Hundred Eighty-two Thousand and no/100 ----- DOLLARS (\$182,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

August 15, 1993 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, being four tracts of land, located on the Southeasterly side of Georgia Road, and containing 5.59 acres, more or less, 4.05 acres, more or less, 6 acres, more or less, and 0.85 acres, more or less, and having, when described as a whole, and according to plat of property of Standing Springs Baptist Church, prepared by Jones Engineering Service, dated November 3, 1972, has the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Georgia Road and running thence along line of property, now or formerly, of Grady L. Smith, S.44-17 E., 387.2 feet to an iron pin; thence continuing with said Smith line, N. 21-00 E., 191.6 feet to a point in center of branch; thence with the center line of said branch, the meanders of which are as follows: S. 48-11 E., 103 feet to a point; thence S. 51-21 E., 123.7 feet to a point; thence S. 27-23 E., 196.1 feet to a point; thence S. 68-31 E., 79.2 feet to a point; thence S. 16-46 E., 161.5 feet to a point; thence S. 13-28 E., 149.7 feet to a point; thence S. 36-22 E., 100 feet to a point; thence S. 21-22 E., 18 feet to a point; thence leaving said branch and running S. 42-30 W., 135 feet to an iron pin; thence N. 14-29 W., 183.7 feet to an iron pin; thence S. 45-58 W., 411.3 feet to an iron pin at the edge of a fifty foot road; thence S. 73-24 W., 516 feet to an iron pin; thence N. 14-32 E., 490.7 feet to an iron pin; thence N. 89-40 W., 238 feet to an iron pin on the Northwesterly side of said road S. 62-00 W., 138 feet to an iron pin; thence N.1-00 E., 380.5 feet to an iron pin in the center of Georgia Road; thence with the center line of Georgia Road, N. 39-11 E., 530.4 feet to the beginning corner.

ALSO all right title and interest of the mortgagor herein in a fifty foot road on the Southerly side of said tract, less, however, any property now used as a cemetery.

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.