

GREENVILLE CO. S. C.

JUN 27 11 33 AM '73

BOOK 1282 PAGE 683

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

REGISTRATION NO. 22
Mortgage on Real Estate
COMPLIED WITH
Wick

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mitchell Road Presbyterian Church, an eleemosynary corporation,
(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 Four Hundred Ten Thousand and No/100----- DOLLARS

(\$410,000.00-----), 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 20 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, Butler Township, near the City of Greenville, containing 7.05 acres, more or less, being shown on plat of "Property of Lucy M. Cunningham", prepared by R. K. Campbell, December 9, 1959, and, according to said plat, being more particularly described as follows: BEGINNING at an iron pin on the western side of Mitchell Road, which pin is 327 feet south of the corner of property conveyed to Leland Cunningham by deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 512, at Page 187, and running thence with the line of Mitchell Road, S. 34-55 E. 73 feet to a point; thence continuing with the western side of said Road, S. 0-22 W. 254 feet to a point; thence with the line of other property of the Mortgagor herein, (passing through an iron pin 15.5 feet from said Road) N. 86-00 W. 1072.5 feet to an iron pin in line of property now or formerly owned by Gibson; thence with the line of said property, N. 32 W. 252 feet to an iron pin at the rear corner of a lot now or formerly owned by T. Q. Ponder; thence with line of said lot, S. 89-16 E. 1200.5 feet to the beginning corner. ALSO, ALL that 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, and being shown as 3.12 acres on plat entitled "Survey for Mitchell Road Presbyterian Church," prepared by Piedmont Engineers & Architects, December 5, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4D, at Page 133B, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of the right-of-way of Mitchell Road and a proposed Edgewood Road, and running thence with the right-of-way of proposed road, S. 89-59 W. 961.84 feet to an iron pin; thence, N. 25-35 E. 20 feet to a stone; thence, N. 30-15 W. 191 feet to an iron pin at corner of property now owned by the Mortgagor herein; thence with the line of said property, S. 85-12 E. 1055.6 feet to an iron pin on right-of-way of Mitchell Road; thence with the western side of said right-of-way, S. 1-33 W. 94.3 feet to the beginning corner.

This mortgage is executed pursuant to Resolution of the congregation of Mitchell Road Presbyterian Church, an eleemosynary corporation, passed after proper motion and second at a duly called meeting held after proper notice on Sunday, June 24, 1973.

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.