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GREENVILLE CO. S. C.  
JUL 13 4 57 PM '73  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1293 PAGE 87



First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Rock Hill Baptist Church, now known as  
East North Street Baptist Church (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-five thousand and no/100 \_\_\_\_\_ DOLLARS (\$ 25,000.00 ), with interest thereon at the rate of eight (8%) 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 fifteen 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:

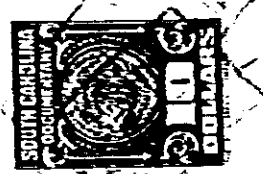
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, situate on Old Spartanburg Road approximately two miles south of Greenville and having, according to plat prepared by Alex A. Moss, Reg. R.L.S., dated August 28, 1973, consisting of one acre, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in line of property, now or formerly, of Leland Cunningham and other property of East North Street Baptist Church and running thence with the line of Leland Cunningham S. 6-56 E. 100 feet to an iron pin; thence continuing with Cunningham line S. 12-56 E. 121 feet to an iron pin; thence with the line of other property of the Church S. 80-24 W. 210 feet to an iron pin; thence N. 20-14 W. 171.8 feet to an iron pin; thence still with other property of Church N. 68-10 E. 244.9 feet to an iron pin, the point of BEGINNING.

Together, with an easement for ingress and egress, 25 feet in width, running from the northwestern corner of the above described property to Old Spartanburg Road and more particularly described as follows:

BEGINNING at an iron pin at the old right of way line of Old Spartanburg Road and running thence with the line of property now or formerly of Bryant S. 21-32 E. 204 feet to an iron pin; thence continuing S. 21-32 E. 28.5 feet; thence S. 83-00 W. 78 feet; thence N. 20-14 W. 25 feet to the northwestern corner of the above described property; thence S. 83-00 W. 53 feet; thence N. 21-32 W. 204 feet to a point on Old Spartanburg Road; thence with the southern side of Old Spartanburg Road in a westerly direction 25 feet to 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.

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