

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: NEW HOPE BAPTIST CHURCH

(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 SEVENTY THOUSAND AND NO/100----- DOLLARS

(\$ 70,000.00), 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 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, on the northern side of Birnie Street, known as lot #16 of block 3 of sheet 56 in the block book office of said Greenville County and having the following metes and bounds: BEGINNING at a point on the northern side of Birnie Street, corner of property now or formerly of G. Taft Joseph and running thence along said street, S. 62-30 E. 49.5 feet to a point; thence following the line of other property of Joseph, N. 27-30 E. 217.5 feet to a point on the line of property now or formerly of C. H. Branyon; thence following the line of Branyon, N. 62-30 W. 49.5 feet to a point corner of property now or formerly of Joseph; thence S. 27-30 W. 217.5 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land in the City and County of Greenville, State of South Carolina, on the northern side of Birnie Street, known as Lot 17 of block 3 of sheet 56 in the block book office of said Greenville County and having the following metes and bounds: BEGINNING at a point on the northern side of Birnie Street, corner of property now or formerly of Joseph and running thence along Birnie Street, S. 62-30 E. 49.5 feet to a point, corner of property now or formerly of Austin; thence along the line of Austin, N. 27-30 E. 214.5 feet to a point on the line of property now or formerly of Branyon; thence along said Branyon line, N. 62-30 W. 49.5 feet to a point; thence S. 62-30 W. 214.5 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor by deed recorded in deed book 959 at page 603 in the RMC Office for Greenville County.



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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