

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ST. PETER'S CHURCH EPISCOPAL-  
GREENVILLE, 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 Fifty-five  
Thousand and no/100ths -----DOLLARS

(\$ 55,000.00 ) 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 15 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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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 southern side of  
Devenger Road, the eastern side of Hudson Road, and the northern side  
of Continental Drive, in Butler Township, containing 6.32 acres, more  
or less, being shown as a portion of property on a survey for McCall-  
Threatt Enterprises, Inc., made by Piedmont Engineers and Architects,  
recorded in the RMC Office for Greenville County, S. C., in Plat Book  
YYY, at page 163, and having according to a more recent plat entitled  
PROPERTY OF THE TRUSTEES OF THE PROTESTANT EPISCOPAL CHURCH IN UPPER  
SOUTH CAROLINA, made by Piedmont Engineers and Architects, dated  
November 24, 1971, recorded in the RMC Office for Greenville County,  
S. C., in Plat Book 4-Q, at page 8, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection  
of Hudson Road with Devenger Road, and running thence along the southern  
side of Devenger Road, S. 55-50 E., 368.6 feet to an iron pin; thence  
along the rear lines of Lots Nos. 89, 90, 91 and 92 of Merrifield Park,  
Section 2, S. 49-33 W., 527 feet to an iron pin; thence along the rear  
lines of Lots Nos. 93, 94 and 95 of Merrifield Park, Section 2, S. 45-34  
W., 289.9 feet to an iron pin on the northern side of Continental Drive;  
thence along the northern side of Continental Drive, N. 42-43 W., 339.1  
feet to an iron pin at the intersection thereof with Hudson Road; thence  
with the northeastern corner of the intersection of Continental Drive  
with Hudson Road, the chord of which is N. 2-15 E., 35.3 feet to an iron  
pin; thence along the eastern side of Hudson Road, N. 47-13 E., 224.5  
feet to an iron pin; thence continuing along the eastern side of Hudson  
Road, N. 49-51 E., 251.6 feet to an iron pin; thence continuing along the  
eastern side of Hudson Road, N. 48-47 E., 233.1 feet to an iron pin, the  
beginning corner.

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 fix-  
tures and equipment, other than the usual household furniture, be considered a part of the real estate.

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