

First Mortgage on Real Estate

GREENVILLE CO. S. C.
JUN 12 2 11 PM '75
DONNIE S. TANKERSLEY
R.M.C.

1344 519

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: FOURTH PRESBYTERIAN CHURCH, Greenville, South Carolina, 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 ONE HUNDRED FIFTY THOUSAND AND NO/100----- DOLLARS

(\$150,000.00-----), 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 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, City of Greenville, in the block bounded by East Washington Street, Manly Street, Pettigru Street and Broadus Avenue, and being designated as Lots 1, 2, 3, 4, 5, and 6 and a small portion of Lot 7 on a plat entitled "Boyce's Addition" recorded in the Greenville County RMC Office in Plat Book A, Page 90, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at the point of intersection of the eastern right-of-way of Broadus Avenue and the northern right-of-way of East Washington Street and running thence with the northern right-of-way of East Washington Street S. 73-03 E. 373 feet to the point of intersection of the northern right-of-way of East Washington Street and the western right-of-way of Manly Street; thence with the western right-of-way of Manly Street N. 15-52 W. 244.5 feet to a point; thence leaving Manly Street and running S. 71-15 E. 115.8 feet to an iron pin in the rear line of Lot No. 2; thence with the rear line of Lot No. 2 N. 41 W. 77.5 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the rear line of Lot No. 1, N. 18-45 W. 76.5 feet to a point on the southern right-of-way of Pettigru Street; thence with the southern right-of-way of Pettigru Street S. 65-10 W. 164 feet 10 inches to the point of intersection of the southern right-of-way of Pettigru Street and the eastern right-of-way of Broadus Avenue; thence with the eastern right-of-way of Broadus Avenue S. 15-10 E. 157.8 feet to the point of beginning.

ALSO, All that certain piece, parcel or lot of land, together with improvements now or hereafter constructed thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of Manly Street and being a portion of Lot No. 7 of "Boyce's Addition" and having the following metes and bounds according to the above referred to Plat: BEGINNING at an iron pin on the western side of Manly Street on the southeast corner of Lot No. 8, which iron pin is located 77 feet southward from Pettigru Street, and running thence along Manly Street S. 15-52 E. 55 feet 6 inches to an iron pin; thence S. 74-8 W. 133 feet 6 inches to an iron pin in the rear line of Lot No. 2; thence with the rear line of Lot No. 2, N. 41 W. 34 feet 3 inches to an iron pin at the corner of Lot No. 8; thence with the line of Lot No. 8 N. 64-43 E. 150 feet to the point on the western side of Manly Street being the beginning corner, together with the right to the use of a joint driveway with the adjoining property on the southern side of the aforesaid lot.

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.

RTS 5

4328 RV-2