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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.N.C.

BOOK 1376 PAGE 91

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MT. EMANUEL BAPTIST CHURCH,  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THIRTY-FIVE THOUSAND AND NO/100 -----  
DOLLARS (\$ 35,000.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, and lying on the Northern side of Spartanburg Street, also known as Church Street, according to a plat of property of Mt. Emanuel Baptist Church, Webb Surveying and Mapping Company dated February, 1975, and having, according to said plat, the following metes and bounds, to-wit:  
BEGINNING at a point on Spartanburg Street, also known as Church Street, at the joint front corner of property of mortgagor and property known as Lot No. 3 and running thence along the common line of said Lots N. 37-28 W. 104.5-feet to a point; thence S. 62-00 W. 48.3-feet to a point; thence continuing S. 62-00 W. 5-feet, more or less, to the center to that portion known as Railroad bed; thence along the center of Railroad bed portion, N. 6-00 W., more or less, 30-feet, more or less, to a point in the center of Railroad bed portion, and an extension of the Northern edge of mortgagors property line which is noted as S. 74-45 W. on said plat; thence continuing from the center line of Railroad bed portion, S. 74-45 W. 95-feet, more or less, to a point, at the Northwestern corner of mortgagors property; thence S. 18-32 E. 70.4-feet to a point; thence continuing S. 18-32 E. 100-feet to a point on the Northern edge of Spartanburg Street, also known as Church Street; thence continuing along the edge of said Street N. 55-11 E. 85-feet, more or less, to a point; thence N. 55-35 E. 110-feet to the point of beginning.

Being the same property as conveyed to the mortgagors herein as described in Deed Book 1005, at Page 38, and Deed Book 11, at Page 188.

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MORTGAGE

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