

APR 4 2 21 PM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1393 PAGE 697

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: LAUREL BAPTIST CHURCH, INC.

(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 Two Hundred Twenty-Five Thousand and No/100 DOLLARS

(\$ 225,000.00), 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 (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 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 northeasterly side of Laurens Road, being shown and designated as Property of Laurel Baptist Church, on plat prepared by Carolina Surveying Co., March 25, 1977, said tract containing, according to said plat, 3.14 acres, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Laurens Road, corner of property of Fairway Ford, Inc., and running thence with said property, N. 44-27 E. 431 feet to a nail and cap; running thence S. 57-14 E. 306.7 feet to an iron pin on the northwesterly side of Haywood Road; thence with the northwesterly side of Haywood Road, S. 41-53 W. 218.6 feet to an iron pin; thence continuing with said Road, S. 43-48 W. 228.8 feet to an iron pin; thence with the intersection of Haywood Road and Laurens Road, S. 88-47 W. 12.6 feet to an iron pin; thence with the northeasterly side of Laurens Road, N. 52-28 W. 306.5 feet to the point of BEGINNING.

The above referenced plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book "54", at Page 75.

The within is the identical property heretofore conveyed to the mortgagor by deed of E. Inman, Master, recorded 9 May 1951, RMC Office for Greenville County, S. C., in Deed Book 434, at Page 177, deed from H. J. Southern, recorded 7 September 1956, RMC Office for Greenville County, S. C., in Deed Book 561, at Page 25, and deed from Horne Motor Co., recorded 21 July 1966, RMC Office for Greenville County, S. C., in Deed Book 802, at Page 379, less that portion conveyed to Horne Motor Co., by deed dated 18 July 1966, recorded 21 July 1966, RMC Office for Greenville County, S. C., in Deed Book 802, at Page 381.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1268, Greenville, South Carolina 29602.

DOCUMENTARY
STAMP
400.00

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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