

1419 or 181

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MITCHELL ROAD PRESBYTERIAN 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 -----

Two Hundred Thousand and no/100----- DOLLARS

(\$ 200,000.00---) 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, Butler Township, near the City of Greenville, containing 7.05 acres more or less, being shown on plat of "Property of Lucy M. Cunningham," prepared by R. K. Campbell, December 9, 1959, and according to said plat being more fully described according to said plat as follows: BEGINNING at an iron pin on the western side of Mitchell Road, which pin is 327 feet south of the corner of Property conveyed to Leland Cunningham by deed recorded in the RMC Office for Greenville County in Deed Book 512 at page 187, and running thence with the line of Mitchell Road, S 34-55 E 73 feet to a point; thence continuing with the western side of said Road, S 0-22 W 254 feet to a point; thence with the line of other property of the mortgagor herein (passing through an iron pin 15.5 feet from said road) N 86-00 W 1072.5 feet to an iron pin in line of property now or formerly owned by Gibson; thence with the line of said property, N 32 W 252 feet to an iron pin at the rear corner of lot now or formerly owned by T. Q. Ponder; thence with line of said lot, S 89-16 E 1200.5 feet to the beginning corner. ALSO: All that tract of land with all improvements thereon or hereafter constructed thereon, shown as 3.12 acres on plat entitled "Survey for Mitchell Road Presbyterian Church," recorded in Plat Book 4D at page 133-B, and having the following metes and bounds: BEGINNING at an iron pin at the intersection of the right-of-way of Mitchell Road and a proposed Edgewood Road and running thence with the right-of-way of said proposed road, S 89-59 W 961.84 feet to an iron pin; thence N 25-35 E 20 feet to a stone; thence N 30-15 W 191 feet to an iron pin at corner of property now owned by the mortgagor herein; thence with the line of said property, S 85-12 E 1055.6 feet to an iron pin on right-of-way of Mitchell Road; thence with the western side of said right-of-way S 1-33 W 94.3 feet to the point of beginning.

DERIVATION: Being the same property conveyed to the mortgagor by John G. and Thelma C. Chapman by deed recorded March 30, 1970.

This mortgage is equal in rank with the lien of three other mortgages to Fidelity Federal Savings & Loan Association recorded in Book 1315 at page 561, Book 1282 at page 683, and Book 1326 at page 904 in the RMC Office for Greenville County. A default under any of said mortgages shall constitute a default under all mortgages.

The loan secured by this mortgage cannot be assumed.

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.

This mortgage is executed pursuant to Resolution of the congregation of Mitchell Road Presbyterian Church, an eleemosynary corporation, passed after proper motion and seconded at a duly called meeting held after proper notice on Sunday, _____, 1977.

GCTO -----2 OCT 21 77 1234

01611

4328 RV-21