

U.S. - FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 2 3 31 PM 1949

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

Rock Hill Baptist 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) 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 Four Thousand and No/100- - - - - DOLLARS (\$ 4,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid 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;

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, lying about 8 chains South of Old Spartanburg Road, and about five miles from the City of Greenville on branch waters of East Fork of Brushy Creek, waters of Enoree River, in Butler Township, and adjoined on all sides by land now or formerly owned by L. A. Cunningham, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of branch, thence N. 57 1/4 E. 2.25 chains to iron pin near head of branch; thence N. 83 E. 4.80 chains to iron pin in old rock bed; thence S. 72 1/4 E. .91 chain to iron pin at road leading from Church to L. A. Cunningham home; thence S. 12-3/4 W. 4.04 chains to iron pin on L. A. Cunningham line; thence S. 77 1/4 W. 2.00 chains to pasture fence; thence with pasture fence, N. 60-3/4 W. 1.85 chains to persimmon tree; thence N. 57 W. .73 chain to the beginning corner, containing 2.23 acres."

Said premises being the same conveyed to the mortgagors by L. A. Cunningham by deed dated August 26, 1939, recorded in Book of Deeds 212 at Page 113.

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.