

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF Greenville

FILED BOOK 825 Plat 183
GREENVILLE CO. S. C.

MAY 23 1 41 PM 1960

OLLIE B. WORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Concord Methodist Church,

(hereinafter referred to as Mortgagor) SEND(S) GREETING.

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Twelve Thousand -----
DOLLARS (\$12,000.00), with interest thereon from date at the rate of Six (6%)
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, at the southwestern corner of Connecticut Avenue and Duke Street in the Village of the Greer Plant, Victor Monaghan Company, in the City of Greer, shown on a plat entitled "Property of Victor Monaghan Company, Greer Plant, Greer, S.C.," made by Dalton & Neves, February, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book AA, at page 103, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the southwestern corner of Connecticut Avenue and Duke Street, and running thencealong the southern side of Connecticut Avenue, N. 76-22 W. 137 feet to an iron pin; thence along the line of property now or formerly belonging to J.P. Stevens & Co., Inc., Lot No. 166, S. 13-44 W. 120.6 feet to an iron pin on a 12-foot alley; thence along said 12-foot alley, S. 75-42 E. 137 feet to an iron pin on the western side of Duke Street; thence along Duke Street, N. 13-44 E. 122 feet to an iron pin, the point of beginning.

This is the same property conveyed to Concord Methodist Church by J.P. Stevens & Co., Inc., by deed recorded in Vol. 441, page 133, R.M.C. Office for Greenville County.

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 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.