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BOOK 1052 PAGE 223

MORTGAGE OF REAL ESTATE—Offices of ~~Lyne, Thomson & Arnold~~, Attorneys at Law, Greenville, S. C.
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Holy Trinity Anglican Church

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

WHEREAS, the Mortgagor is well and truly indebted unto Earle W. Sargent and Eleanor G. Sargent (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 -----

Six Thousand and No/100 ----- DOLLARS (\$6,000.00), with interest thereon from date at the rate of 5 per centum per annum, said principal and interest to be repaid:

Payable on or before five years from date, with interest from date at the rate of five per cent per annum, to be computed and paid semi-annually

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 purposes:

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 the intersection of Buncombe Street and Lloyd Street, in the City of Greenville, being shown and designated as Lot 1 on plat of Property of Eliza Powell, recorded in Plat Book C at Page 16, and having according to said plat the following metes and bounds:

"BEGINNING at an iron pin at the intersection of Buncombe Street and Lloyd Street, and running thence with the southern side of Lloyd Street, S. 56-03 W. 138.5 feet to iron pin at corner of Lot 2; thence with line of Lot 2, S. 32-20 E. 60 feet to iron pin; thence N. 56-03 E. 138.5 feet to iron pin on Buncombe Street; thence with the southwestern side of Buncombe Street N. 32-20 W. 60 feet to the point of beginning. Less, however, a strip taken from the front of said lot for the purpose of widening Buncombe Street."

Being the same property conveyed to the mortgagor by deed of William G. McCuen, et al, to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to one executed to Fidelity Federal Savings & Loan Association in the sum of \$14,000.00, to be recorded herewith. This mortgage is given to secure two separate notes in the sum of \$3000.00 each, one payable to Earle W. Sargent and the other to Eleanor G. Sargent, both to be of equal priority.

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.