

MORTGAGE

State of South Carolina }
 COUNTY OF Greenville }

To All Whom These Presents May Concern: Calvary Baptist Church of Greer,
 S. C., (hereinafter referred to as Mortgagee) SENDS GREETING:

WHEREAS, the Mortgagee is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., hereinafter referred to as Mortgagee, as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

One Hundred and Thirteen Thousand - - - - -
DOLLARS (\$ 113,000.00) with interest thereon from date at the rate of **Nine (9%)**
 per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee 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, **Chick Springs Township, about one-half mile West of the City of Greer, lying South from Old U.S. Highway No. 29 (now St. Highway No. 290), having the following courses and distances, to-wit: BEGINNING at an iron pin on the Victor-Monaghan Co. line and running thence N. 58-08 W. 418 feet to an iron pin; thence S. 70-25 W. 186 feet to iron pin; thence S. 14-30 W. 130 feet to an iron pin on northern edge of street; thence with said street S. 60-30 E. 100 feet to an iron pin; thence S. 34-00 E. 45 feet to an iron pin; thence S. 3-10 W. 216.5 feet; thence S. 57-15 E. 233 feet; thence N. 33-25 E. 476 feet to beginning corner; this being the same property conveyed to Hoke M. Davis, et al., trustees of Calvary Baptist Church of Greer, S.C., by Ellie M. Pirkle by deed recorded in Vol. 388, page 27, R.M.C. Office for Greenville County, EXCLUDING, however, lots conveyed therefrom shown by record of deeds as follows: Vol. 442, pages 25, 27, and 97, respectively.**

ALSO: All that certain parcel or lot of land, situate, lying and being in Chick Springs Township, aforesaid State and County, in the City of Greer, on the Southeast side of Howell Street, being shown and designated as Lot No. 10 and the greater part of Lot No. 11 on plat of property prepared for J.F. and E.G. Ballenger by H.S. Brockman, Surveyor, dated July 12, 1950, duly recorded in Plat Book Vol. DD, pages 32-33, R.M.C. Office for said County, and having such metes and bounds as follows: BEGINNING at an iron pin on the Southeast side of Howell Street, at its intersection with Calvary Street, and running thence with the Southeast side of Howell Street, N. 17-41 E. 107 feet to an iron pin, new corner; thence a new line, S. 67-15 E. 143 feet to an iron pin on line of Lot No. 8; thence with the line of Lots Nos. 8 and 9, S. 24-30 W. 128 feet to an iron pin on the north side of Calvary Street; thence with the north side of said street, N. 57-54 W. 131.4 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in the City of Greer, on the South side of Carolina Avenue, being shown as the northwest portion of Lot No. 39 on a plat of the property of Sally B. Atkinson and Marcella A.W. Pitman prepared by John A. Simmons, Surveyor, dated August 5, 1970, recorded in Plat Book SSS, page 326, having the following metes and bounds: BEGINNING at iron pin at Southwest corner of intersection of Carolina Ave. and Calvary St., and running thence with southern edge of sidewalk along Calvary St. S. 33-35 W. 100.3 ft. to iron pin; thence S. 60-30 E. 64.6 ft. to iron pin, new corner of Fred Moore; thence with line of Moore, N. 32-15 E. 100.2 ft. to iron pin; thence with Southern edge of sidewalk along Carolina Ave. N. 56-32 W. 61.8 ft. to beginning, being the same property conveyed to Fred L. Moore in Vol. 902, page 7. This property is subject to Protective Covenants recorded in Vol. 310, p. 417, and any easements and rights-of-way of record.

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