

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MORTGAGE

DEC 5 4 17 PM 1955

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Cox Chapel 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 One Thousand and No/100 - - -

DOLLARS (\$ 1000.00), 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, in Saluda Township, on the Hart Cut Road, about four miles from Marietta, S. C., being a portion of the property as shown on a plat of the property of the Estate of Susan Cox, prepared by R. E. Dalton, in June 1913, recorded in Plat Book D, at Pages 14 and 15, and being more particularly described as follows according to a more recent survey:

"BEGINNING at an iron pin 38 feet south of the northern corner of the Cemetery Property, as shown on said plat, and running thence with said Cemetery line S. 39-50 E. 220.5 feet to an iron pin; thence N. 9-45 E. 142 feet to an iron pin; thence N. 79-30 W. 169 feet to the beginning corner. Said lot being triangular in shape and containing 0.27 acres, more or less, and being the same premises conveyed to D. C. Martin, Chairman of Cox Chapel by Luther Dox by deed dated August 13, 1948, recorded in Deed Book 356 at Page 303."

This mortgage is executed pursuant to a resolution duly adopted by the Board of Deacons of Cox Chapel Baptist Church dated November 27, 1955.

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.