

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FILED
GREENVILLE CO. S. C.

JUL 6 12 44 PM 1956

State of South Carolina

COUNTY OF GreenvilleOLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: That, Buncombe Road Baptist Church, of Greenville, S.C.

(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

FORTY-FIVE THOUSAND DOLLARS
DOLLARS (\$45,000.00), 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, in Paris Mountain Township, near the City of Greenville, located East of the Old Buncombe Road and on the North side of Courtney Circle, known and designated as Lots Nos. 56, 57, 58, 59, 80 and 81 on a plat of property known as Casa Lloma Estates, prepared by Piedmont Engineering Service, October, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book S, at page 65, and having the following courses and distances: BEGINNING on an iron pin on the Northern margin of Courtney Circle, joint corner of Lots Nos. 55 and 56, and runs thence with the margin of said street S 67.05 E 320 feet to an iron pin, corner of Lots 59 and 60; thence with the common lines of Lots 59 and 60 N 22.55 E 204.6 feet to an iron pin; thence N 25 W 49.4 feet to an iron pin; thence N 55.30 E 103 feet to an iron pin; thence N 62.59 W 199 feet to an iron pin on Marshall Court; thence with the margin thereof S 37.46 W 53.5 feet and N 87.59 W 64.7 feet to an iron pin; thence S 14.27 W 98.8 feet to an iron pin; thence N 67.05 W 80 feet to an iron pin; thence S 22.55 W 170 feet to the beginning corner.

The above property is all of that described in Deeds executed to the Mortgagor and recorded in the R.M.C. Office for Greenville as follows: Deed Book 462, at page 270; Deed Book 465, at page 55; Deed Book 466, at page 465; Deed Book 461, at page 288, and Deed Book 474, at page 252.

This mortgage is made pursuant to authority contained in Resolution unaminously passed by the Congregation of Buncombe Road Baptist Church on June 3, 1956.

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.