

U.S.L.—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Pleasant Grove Baptist Church, by its Chairman of Board of Deacons, E.B. Cooper; J.W. Hodgens, Hayden W. Smith and James A. Few, Trustees; and Corrie R. Henderson, Clerk, (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 THOUSAND DOLLARS (\$40,000.00), with interest thereon from date at the rate of Four and one-half (4 1/2%) 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 Chick Springs Township, located at the intersection of the Gibbs Shoals Road and the old Buncombe Road, about 1 mile South from Greer, bounded on the North and East by the Buncombe Road or State Highway No. 14, on the South by the Pleasant Grove School lot, and by Mrs. Lucy Brookshire, and on the North and West by the Gibbs Shoals lot, and being all of that property on which is located the old Pleasant Grove Baptist Church and the newer Pleasant Grove Baptist Church building and additions being made thereto. See deeds recorded in the R.M.C. Office for Greenville County as follows: deed from Hugh Bailey to the Church recorded in Deed Book R, at page 158; deed from J.A. Wood to the Church recorded in Deed Book 76, at page 257; and deed from S. Hughes to the Church recorded in Deed Book 90, at page 296.

ALSO, all that other parcel or lot of land located near the above tract and on the northeast side of the Buncombe Road or State Highway No. 14, known as the parsonage property, having the following courses and distances:

BEGINNING at a point in the center of State Highway No. 14, corner of Lot No. 4 of J.A. Wood Property, and runs thence N. 40.35 E. 426 feet to an iron pin; thence N. 89.25 W. 454.5 feet to a point in the center of said lot; thence along said highway as follows: S. 5.32 E. 83.6 feet; S. 25.04 E. 100 feet; and S. 39.33 E. 200 feet to the beginning corner, containing 1.9 Acres, more or less, and being the same property described in deed recorded in Deed Book 446, at page 292.

This mortgage, and the note it secures, are executed by the mortgagors pursuant to authority and directions contained in a Resolution unanimously passed by the congregation of the Pleasant Baptist Church, in conference, after due notice, on September 2, 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.

SATISFIED AND CANCELLED OF RECORD

DAY OF

1956

R. M. C. FOR GREENVILLE COUNTY, S. C.

ATTEST: CLERK M. NO. 1111