

FILED
GREENVILLE CO. S. C.**MORTGAGE**

MAY 20 1 34 PM 1963

OLLIE FARRIS WORTH
R. M. C.

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: The First Baptist Church of

Greer, Inc.,

(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 Five & one-half (5½%) 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, Oneal Township, about two miles northwest of the City of Greer, bounded on the north and west by Holliday Road, on the south by the Ansel School Road, on the east by A.R. Hawkins and Lot No. 2 on plat hereafter referred to, having the following courses and distances:

BEGINNING on an iron pin on the north side of the Ansel School Road, joint corner with Lot No. 2 on plat, and runs thence along the line of Lot No. 2, N. 2-40 E. 300 feet to an iron pin on line of A.R. Hawkins; thence with his line, N. 87-20 W. 20 feet to an iron pin, new corner; thence with the Hawkins line, N. 2-40 E. about 280 feet to an pin on the south side of the Holliday Road; thence along and with the margin of said road, S. 57-12 W. about 242 feet to an iron pin; thence continuing with the margin of said road, S. 49-52 W. 338 feet and S. 53-36 W. 210 feet to an iron pin, old corner; thence S. 57-50 E. 150 feet to an iron pin on the north side of Ansel School Road; thence therewith S. 87-20 E. 500 feet to the beginning, containing 4.70 acres, more or less, and being the greater portion of Lot No. 1 as shown on Plat made for Fred W. Garner by H.S. Brockman, Surveyor, August 24, 1956, a small portion of Lot No. 1 having been conveyed to Allan R. Hawkins.

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.