

USL—FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

CLERK OF COURTS  
GREENVILLE, S. C.

State of South Carolina }  
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Greer Baptist Association

(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

Twenty Thousand - - - - -  
DOLLARS (\$ 20,000.00 ), with interest thereon from date at the rate of Five and 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, Chick Springs Township, on the south side of West Poinsett Street and the east side of James Street in the City of Greer, and having courses and distances according to survey and plat by H. W. Brockman and John A. Simmons, Registered Surveyors, dated April 22, 1960, as follows:

BEGINNING at an iron pin at the intersection of West Poinsett Street and James Street, at back edge of sidewalk, and running thence along the edge of sidewalk of West Poinsett Street, S. 69-12 E. 80 feet to an iron pin, corner of F. L. Crow property; thence along the line of the Crow property, S. 21-30 W. 199.8 feet to an iron pin; thence N. 68- 41 W. 80 feet to an iron pin on the east side of James Street; thence along said street, N. 21-30 E. 198.9 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein, by Osborne I. Black by deed dated January 16, 1961, as recorded in the R. M. C. Office for Greenville County.

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.