

AUG 27 4 06 PM '69

OLLIE FARNSWORTH  
R. M. C.

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina }  
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: The First Baptist Church of Greer, S. C., a Corporation, - (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 - - - - - THREE HUNDRED THOUSAND & NO/100 - - - - - DOLLARS (\$300,000.00), with interest thereon from date at the rate of - - eight - - (8%) 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 said First Baptist Church of Greer, and the same conveyed to the church by the following deeds: Deed of M. D. Littlefield, recorded in Deed Book 79, Page 326; deed of C. M. Ponder, et al, recorded in Deed Book 192, Page 107; deed of Frances E. Wheeler, recorded in Deed Book 242, Page 256; deed of Theron and Eloise G. Barton, recorded in Deed Book 563, Page 375; deed of Annice F. Robison, recorded in Deed Book 662, Page 107; deed of Nora L. Wood, recorded in Deed Book 666, Page 505; deed of B. P. Edwards, recorded in Deed Book 731, Page 493; deed of Emily S. Lester, recorded in Deed Book 770, Page 594; and deed of Daniel C. and Mildred T. Boozer, recorded in Deed Book 782, Page 80; R. M. C. Office for Greenville County. Reference is expressly made to the records of these deeds of conveyance for a more complete and detailed description of the said property.

"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, the west side of Miller Street and the north side of Hubert Street, in the City of Greer, and being bounded on the west by property of M. C. Vaughn and others, the same being all of the church property of the said First Baptist Church of Greer, and the same conveyed to the church by the following deeds: Deed of M. D. Littlefield, recorded in Deed Book 79, Page 326; deed of C. M. Ponder, et al, recorded in Deed Book 192, Page 107; deed of Frances E. Wheeler, recorded in Deed Book 242, Page 256; deed of Theron and Eloise G. Barton, recorded in Deed Book 563, Page 375; deed of Annice F. Robison, recorded in Deed Book 662, Page 107; deed of Nora L. Wood, recorded in Deed Book 666, Page 505; deed of B. P. Edwards, recorded in Deed Book 731, Page 493; deed of Emily S. Lester, recorded in Deed Book 770, Page 594; and deed of Daniel C. and Mildred T. Boozer, recorded in Deed Book 782, Page 80; R. M. C. Office for Greenville County. Reference is expressly made to the records of these deeds of conveyance for a more complete and detailed description of the said property.

The above described property constitutes all of the real estate owned by The First Baptist Church of Greer, being designated as the church property and all the area connected therewith, EXCLUDING, however the parsonage property which is not adjacent to that above described.

The mortgagee herein hereby agrees that the unpaid balance on the note secured hereby may be anticipated by the mortgagor at any time without the payment of any additional interest beyond the actual balance due at the time of liquidation.

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.