

box 1268, Greenville, S. C. 29602

BOOK 1443 PAGE 788

MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mitchell Road Christian Ministries, Inc., an eleemosynary corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Sixty Five Thousand and no/100----- DOLLARS

(\$ 65,000.00----), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as 2.3 acres on plat of Property of Thomas G. Cross, recorded in Plat Book 67 at page 30 and having the following courses and distances: BEGINNING at an iron pin on Mitchell Road and running thence, S. 89-05 W. 175 feet to an iron pin; thence S. 94-24 E. 150 feet to an iron pin; thence with the line of the within property and other property of T. G. Cross, S. 89-05 W. 346.5 feet to an iron pin; thence N. 05-58 W. 257.44 feet to an iron pin; thence along the joint line of the within property and property now or formerly of Cunningham, S. 10-53 E. 100.0 feet to an iron pin; thence N. 81-54 E. 250 feet to an iron pin on Mitchell Road; thence along Mitchell Road, S. 04-24 E. 72.59 feet to an iron pin, the point of beginning.

ALSO:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as 3.46 acres on plat of Property of Thomas G. Cross, recorded in Plat Book 64 at page 7 and having the following courses and distances: BEGINNING at an iron pin in the line of property now or formerly of Cunningham, and at the joint corner of property of T. G. Cross and running thence with the joint line of said property, S. 05-58 E. 257.44 feet to an iron pin; thence along property of Mitchell Road Presbyterian Church, S. 89-05 W. 655.48 feet to an iron pin; thence with the joint line of the within property and property now or formerly owned by Tempo Management and Coyle, Trustee, N. 31-06 W. 192.55 feet to an iron pin; thence N. 82-00 E. 736.29 feet to an iron pin, the point of beginning.

Both parcels being the same property conveyed by Thomas G. Cross by deed recorded herewith.

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.

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