

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE, S.C. 912 Page 489

JAN-31 12 08 PM 1963

OLLIE FARNSWORTH
R.M.C.

WHEREAS, Fairfield - McClellan Presbytery

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Board of National Missions of the United Presbyterian Church in the United States of America

(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 One Thousand Two Hundred Fifty and no/100

Dollars (\$ 1,250.00) due and payable in semi-annual payments of \$62.50 each; first payment due and payable on July 1, 1966 and then one payment is due on the 1st day of January and the 1st day of July of each year thereafter until paid in full. The last payment, if not paid sooner, is due and payable on the 1st day of January, 1976.

with interest thereon from date at the rate of TWO (2%) per centum per annum, to be paid: Semi-annually

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 purposes:

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, City of Greenville, situate on the corner of Hampton and Lloyd Streets, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Hampton Street (formerly West Street); thence along Hampton Street N. 41½ W. 116 feet 4 inches to an iron pin on corner of Lloyd Street; thence along Lloyd Street S. 39½ W. 204 feet 2 inches to an iron pin; thence S. 49 E. 136 feet 8 inches to an iron pin; thence N. 34½ E. 190 feet to the beginning corner.

BEING the same property conveyed to the mortgagor by deed dated December 28, 1962, and recorded in the R. M. C. Office for Greenville County in Deed Volume _____ at Page _____.

"This mortgage and the obligation which it secures shall become due and payable immediately upon the mortgagor's severing its denominational connection with the General Assembly of The United Presbyterian Church in the United States of America, ceasing to exist as an organization, failure to use the structure erected on the premises described herein as a church building, or divesting itself of title to the premises."

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.