

DEC 5 2 39 PM 1938

CLERK OF COURTH

BOOK 1111 PAGE 315

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Riverside Holiness Baptist Church

(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

Nine Thousand Seven Hundred and no/100----- DOLLARS
(\$ 9,700.00), with interest thereon at the rate of Seven per cent per annum as

evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 12 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, in Greenville Township, being known and designated as part of Lot No. 1, Block G of Riverside Land Company Property on plat recorded in Plat Book A at page 323 and re-recorded in Plat Book K, at page 281, and having the following metes and bounds: BEGINNING at the Southeast corner of Hill Street and Colonial Avenue; thence with Hill Street, S. 10-15 E. 68.5 feet to corner of Lot now or formerly owned by Garland Jones; thence with his line, 140 feet to a point; thence approximately N. 10-15 W. to Colonial Avenue; thence with said Avenue, 140 feet to the Beginning. BEING the same property conveyed to the Mortgagor by deed recorded in Deed Book 480, at page 379, RMC Office for Greenville County.

ALSO: All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in Greenville Township, known and designated as Lot No. 6, Block G on plat of Property of Riverside Land Co. recorded in Plat Book A, at page 323, and being more particularly described according to said plat as follows: BEGINNING at an iron pin at the Northwest intersection of Cedar Lane Road and Sumter Street, and running thence with Sumter Street, N. 10-17 E. 125 feet to an iron pin in an alley; thence N. 80-06 W. 74 feet to an iron pin, joint rear corner of Lots Nos. 5 and 6; thence with the joint line of said lots, S. 10-15 W. 126.4 feet to an iron pin in Northern side of Cedar Lane Road; thence with said Road, S. 80-06 E. 74 feet to the point of beginning. BEING the same property conveyed to Mortgagor by J. D. Trammell by deed dated June 23, 1936 and recorded in RMC Office for Greenville County in Deed Book 248 at page 72. See also deed recorded in Deed Book 479 at page 215, RMC Office for Greenville County.

ALSO: All that other certain piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as part of Lot 3, Block G on a plat of Riverside Land Company, recorded in Plat Book K at page 281 and being more particularly described as follows: BEGINNING at an iron pin at the joint front corner of Lots 3 and 4 on a 15 foot alley and running thence with said alley, N. 79-45 W. 74 feet to a pin; thence N. 10-03 E. 58.9 feet to a pin; thence S. 79-45 E. 74 feet to a pin; thence S. 10-03 W. 58.9 feet to the point of Beginning. BEING the major portion of property conveyed by deed from J. Frank Williams to be recorded

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.

This mortgage is executed pursuant to Resolution of the Congregation of the Church duly adopted.