

MAR 17 11 16 AM '69

BOOK 1120 PAGE 53

First Mortgage on Real Estate

OLLIE FARNSWORTH
R. M. C.
MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN:
UNION 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 Three Thousand Eight Hundred and no/100----- DOLLARS (\$ 3,800.00), 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 10 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, lying near the Fork

Shoals Road, containing 3.11 acres, and having, according to the Plat of C. C. Jones, made February 18, 1954, the following metes and bounds, to wit:

BEGINNING at a point, the joint corner of Willimon and Tucker lands, and running thence with the line of the Tucker land, S. 39-42 W. 72 feet; thence continuing S. 39-42 W. 328 feet to an iron pin; thence S. 50-22 W. 157.6 feet to an iron pin at the corner of land now or formerly owned by E. E. Ashmore; thence with the line of Ashmore lands, N. 23-45 W. 159.8 feet to an iron pin; thence continuing N. 23-45 W. 85.1 feet to an iron pin; thence with the line of land now or formerly owned by J. H. Brown, N. 20-15 W. 378.8 feet to an iron pin, near a large poplar; thence with the line of the property now or formerly owned by the Estate of R. C. Willimon, S. 61-56 E. 369.6 feet to an iron pin; thence continuing with the line of the Willimon property, N. 89-35 E. 282 feet to the point of Beginning.

Being the same property conveyed to Union Baptist Church by deeds recorded in Deed Book GGG at page 559 and Deed Book FF at page 849.

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.