

MAIN

GREENVILLE CO. S. C.

SEP 14 11 40 AM '70

BOOK 1166 PAGE 341

OLLIE FARNSWORTH
R. H. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MITCHELL ROAD PRESBYTERIAN CHURCH,
AN ELEEMOSYNARY CORPORATION (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 **Two Hundred Thousand and no/100-----DOLLARS (\$200,000.00)**, with interest thereon at the rate of **9½** 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 **20** 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, **Butler Township**, near the City of Greenville, containing **7.05 acres**, more or less, being shown on plat of Property of Lucy M. Cunningham, prepared by R. K. Campbell, dated December 9, 1959, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the western side of Mitchell Road, which pin is 327 feet south of the corner of property conveyed to Leland Cunningham by deed recorded in Deed Book 512 at page 187, and running thence with the line of Mitchell Road, S. 34-55 E. 73 feet to a point; thence continuing with the western side of said Road, S. 0-22 W. 254 feet to a point; thence with the line of property of Lucy M. Cunningham (passing through an iron pin 15.5 feet from said road), N. 86-00 W. 1072.5 feet to an iron pin in line of Gibson property; thence with line of said property, N. 32-W 252 feet to an iron pin at rear corner of T. Q. Ponder lot; thence with line of said lot, S. 89-16 E. 1200.5 feet to the beginning corner, and being the same property conveyed to the mortgagor by deed recorded in Deed Book 887 at page 28.

ALSO: All that parcel of land shown as 3.12 acres on plat entitled "Survey for Mitchell Road Presbyterian Church" by Piedmont Engineers and Architects dated December 5, 1969 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the intersection of the rights of way of Mitchell Road and proposed Edgewood Road and running thence with right of way of proposed Edgewood Road S. 89-59 W. 961.84 feet to an iron pin; thence N. 25-35 E. 20 feet to a stone; thence N. 30-15 W. 191 feet to an iron pin at corner of property formerly owned by John B. Chapman, et al, now owned by Mortgagor herein; thence with line of said property S. 85-12 E. 1055.6 feet to an iron pin on right of way of Mitchell Road; thence with the western side of said right of way S. 1-33 W. 94.3 feet to beginning corner and being the same property conveyed to the mortgagor by deed recorded in Deed Book 887 at page 85.

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 mortgagor passed at a duly called meeting on March 15, 1970.