

FILED
GREENVILLE CO. S.C.

SEP 2 3 46 PM '71

OLLIE FARNSWORTH
R. M. C.

BOOK 1205 PAGE 173

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SHANNON FOREST PRESBYTERIAN CHURCH

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Fifty Thousand and no/100 -----

DOLLARS (\$ 50,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

in Greenville County, South Carolina, and according to plat of property of mortgagor made by C. O. Riddle, Surveyor, June 14, 1971, recorded in Plat Book 4K, Page 107, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Garlington Road, which iron pin is approximately 27 feet from the edge of the twenty-one foot asphalt driveway as shown on said plat and running thence S. 49-30 E., 262.35 feet; thence S. 40-30 W., 132.1 feet to iron pin; thence N. 29-30 W., 272.1 feet to iron pin on Garlington Road; thence with Garlington Road, N. 40-20 E., 132.4 feet to the point of beginning.

In further consideration of this transaction, mortgagor agrees that so long as this debt is outstanding, it will enter into no further financial arrangements nor further encumber its property without the express written approval of the mortgagee.

This mortgage does not cover the twenty-one foot asphalt driveway as shown on said plat, but to insure the continued use thereof in case of default of this obligation, said driveway is hereby dedicated as a private drive for access, ingress and egress to and from the mortgaged premises, and mortgagor does hereby obligate itself to preserve and use the strip herein dedicated for the purpose above set forth, and no other. This dedication extends to and does cover the strip of land as shown on said plat situate between said asphalt driveway and the mortgaged premise.

Although not specifically described by metes and bounds, this mortgage intends to and does cover the area situate between said driveway and the above described premises, the strip to the northeast thereof being approximately 265 feet in length, of varying width, and the strip to the southeast thereof being approximately 140 feet in length and of varying width.