

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILES
GREENVILLE CO. S. C.
BOOK 954 PAGE 245
APR 3 3 12 PM 1964

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FERNSWORTH
R. M. C.

WHEREAS, We, Fletcher S. Stone, E. M. West and A. Boyd Turner, as Trustees of the Baptist Goodwill Center

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Baptist Foundation of South Carolina, Inc.

(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

-----Thirty Thousand and No/100----- Dollars (\$30,000.00) due and payable

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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, in the City of Greenville, on the East side of Fleming Street and having the following metes and bounds, to-wit:

BEGINNING at a point on the East edge of Fleming Street, said point being the Southeast intersection of Fleming Street and an alley and running thence with said alley, S. 56-30 W. 2.7 feet to a point; thence S. 27-17 E. 100.5 feet to a point; thence S. 56-50 W. 23.7 feet to a point on the East edge of the right of way of Fleming Street; thence with the right of way of Fleming Street, N. 15-30 W. 105 feet to the point of beginning.

ALSO all that other piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, near the above described tract, being known and designated as a park on the map of Lowndes Hill Trading Center by Dalton & Neves, dated November 1952, and having, according to said map, the following metes and bounds, to-wit:

BEGINNING on the South edge of a utility easement and access to park, said point being 152.5 feet East of the intersection of Fleming Street and running thence N. 56-50 E. 160 feet to an iron pin; thence S. 33-10 E. 100 feet to an iron pin; thence S. 56-50 W. 160 feet to an iron pin; thence N. 33-10 W. 100 feet to an iron pin, the point of beginning.

ALSO all that other piece, parcel or lot of land adjoining the above described properties and having the following metes and bounds, according to plat above referred to:

BEGINNING at an iron pin on the Northern edge of a ten foot utility easement and running thence N. 56-50 E. 152.5 feet to an iron pin; thence S. 33-10 E. 100 feet to an iron pin; thence S. 56-50 W. 162.8 feet to an iron pin; thence N. 27-17 W. 100.5 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, hereditaments, 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.

7-2-79

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