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OLLIE FARNSWORTH
USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Rocky Creek Baptist Church,
by its duly authorized Deacons
and Trustees, - - - - -

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 - - - - - ONE HUNDRED SEVENTY-FIVE THOUSAND & NO/100 - - - - - DOLLARS (\$175,000.00), with interest thereon from date at the rate of - - eight - - (8%) per centum per annum, said principal and interest to be repaid 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;

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 signing 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, located about eight (8) miles East of the City of Greenville, lying on the north side of the new Woodruff Road (now State Highway #146), and on both sides of the old Woodruff Road, and being shown and designated on several surveys of the property of Rocky Creek Baptist Church, being identified as follows:

A survey of the property of Rocky Creek Baptist Church, dated January 10, 1962, by Carolina Engineering and Surveying Company; a survey of the property of Rocky Creek Baptist Church, dated December, 1947, by W. J. Riddle, Surveyor, recorded in Plat Book R, at Page 177, R. M. C. Office for Greenville County; a survey of the property of the Rocky Creek Baptist Church, dated July 31, 1962, by John A. Simmons, Surveyor, recorded in Plat Book XX, at Page 32, R. M. C. Office for Greenville County; and a survey of the property of Rocky Creek Baptist Church, dated April 24, 1957, by Robert Jordan, Surveyor, to be recorded herewith, and being more specifically described as follows:

BEGINNING at an iron pin on the east side of a County Road, and running thence S. 83-25 E. 449.1 feet to an iron pin; thence S. 13-04 W. 584.1 feet to a point in center of old S. C. Highway #146; running thence with the said Highway, S. 69-33 E. 256 feet, more or less, to a nail in the intersection of the old Woodruff Road and a County Road; and running thence with said County Road, S. 53-32 W. 555.5 feet to a nail in the center of the new Woodruff Road, and running thence with new Woodruff Road, S. 84 W. 42 feet to a nail; thence continuing with new Woodruff Road, S. 83-35 W. 556 feet to an iron pin; thence N. 61 E. 398.6 feet; thence N. 5-15 W. 54.3 feet to a fence post; thence N. 83-39 E. 220.4 feet to an iron pin in center of a County Road, also known as Bagwell Road; and running thence along and with said road, N. 2-56 W. 188.5 feet, N. 10-04 W. 236.1 feet, and N. 4-38 W. 295.9 feet to the point of beginning.

The above property contains an aggregate of 7 1/2 acres, more or less.

It is the intention of the mortgagor to include all property owned by the mortgagor, excluding that portion now being used for cemetery purposes together with all and singular the rights, interests, 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.