

USL - FIRST MORTGAGE ON REAL ESTATE

FILED GREENVILLE CO. S. C.

MORTGAGE

APR 15 2 15 PM '77

ELIZABETH HIDDLE R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Calvary Baptist Church of Greer, S.C.

(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

- - - TWENTY-THREE THOUSAND AND NO/100 - - - - -

DOLLARS (\$23,000.00 - - -), with interest thereon from date at the rate of - seven & one-half (7 1/2%) 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 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 of lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, about one-half mile West of the City of Greer, lying South from Old U.S. Highway No. 29 (now St. Highway No. 290), having the following courses and distances, to-wit: BEGINNING at an iron pin on the Victor-Monaghan Co. line and running thence N. 58-08 W. 418 feet to an iron pin; thence S. 70-25 W. 186 feet to an iron pin; thence S. 14-30 W. 130 feet to an iron pin on northern edge of street; thence with said street S. 60-30 E. 100 feet to an iron pin; thence S. 34-00 E. 45 feet to an iron pin; thence S. 3-10 W. 216.5 feet; thence S. 57-15 E. 233 feet; thence N. 33-25 E. 476 feet to beginning corner; this being the same property conveyed to Hoke M. Davis, et al, Trustees of Calvary Baptist Church of Greer, S.C., by Billie M. Firkle by deed recorded in Vol. 388, page 27, R.M.C. Office for Greenville County, excluding, however, lots conveyed therefrom shown by record of deeds as follows: Vol. 442, pages

ALSO: All that certain parcel or lot of land, situate, lying and being in Chick Springs Township, aforesaid State and County, in the City of Greer, on the Southeast side of Howell Street, being shown and designated as Lot No. 10 and the greater part of Lot No. 11, on a plat of property prepared for J. F. and E. G. Ballenger by H. S. Brockman, Surveyor, dated July 12, 1950, duly recorded in Plat Book Vol. DD, pages 32-33, R.M.C. Office for said County and having such metes and bounds as is shown thereon. (Description continued below)

ALSO: All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in the City of Greer, on the South side of Carolina Avenue, being shown as the northwest portion of Lot No. 39 on a plat of property prepared for Sally B. Atkinson and Marcella A. W. Pitman by John A. Simmons, Surveyor, dated August 5, 1976, recorded in Plat Book SSS, Page 326, and having the following metes and bounds:

BEGINNING at an iron pin at the southwest corner of the intersection of Carolina Avenue and Calvary Street, and running thence with the southern edge of sidewalk along Calvary Street, S. 33-35 W. 100.3 feet to an iron pin; thence S. 56-36 E. 64.2 feet to an iron pin, new corner of Fred Moore; thence with the line of Moore, N. 32-15 E. 100.2 feet to an iron pin; thence with the southern edge of sidewalk along Carolina Avenue N. 56-32 W. 61.8 feet to the point of beginning;

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 being the same property conveyed to Fred L. Moore in Deed Book 902 at page 7, R.M.C. Office for Greenville County. This property is subject to Protective Covenants recorded in Volume 310, Page 417, and any easements and rights of way of record.