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First Mortgage on Real Estate

MORTGAGESTATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROCK HILL BAPTIST CHURCH # 1 (Formerly known as Rock Hill Colored Baptist Church)

(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) 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 Twelve Thousand and No/100-----

DOLLARS (\$ 12,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid in monthly instalments of One Hundred Twenty and No/100 Dollars (\$ 120.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, 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,

in Butler Township, lying on a County Black Top Road, near the Roper Mountain Road, being further described according to a survey entitled PROPERTY OF ROCK HILL BAPTIST CHURCH NO. 1, recorded in Plat Book VV at Page 127, in the RMC office for Greenville County and being further described according to survey as follows:

BEGINNING at a nail and cap in the center of a County Black Top Road, and running thence S. 42-18 E. 171.3 feet along the line of property now or formerly owned by Johnson; thence S. 28-05 W. 244.2 feet along the line of property now or formerly owned by Mims; thence crossing the said County Black Top Road, and running N. 64-18 W. 340.7 feet along the line of property owned by Stella Adams; thence continuing with the Adams property line N. 11-00 E. 257.4 feet to iron pin at the corner of property now or formerly owned by Allen; thence S. 77-15 E. 264 feet to the point of beginning.

Same property conveyed to the mortgagor by deed recorded in Book of Deeds NNN at Page 472.

The within mortgage and the note secured thereby are executed by the undersigned trustee of Rock Hill Baptist Church # 1, pursuant to authority conferred upon them by resolution adopted by the quarterly conference of Rock Hill Baptist Church # 1 at a meeting duly called and held for that purpose at which a quorum was present.

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.