

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

AUG 7 3 49 PM 1955

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE
OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Reedy River Baptist Church**

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

WHEREAS, the Mortgagor is well and truly indebted unto **The Peoples National Bank and Bank of Travelers Rest** (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 **Sixteen Thousand, Five Hundred and No/100**-----DOLLARS (\$16,500.00),

with interest thereon from date at the rate of **Five (5%)** per centum per annum, said principal and interest to be repaid: **In quarterly installments of \$4750.00 each on the 15th day of June, September, December and March hereafter until paid in full, with the privilege of anticipating all or any part of the unpaid balance on any interest date, with interest thereon from date at the rate of Five (5%) per cent, per annum, to be computed and paid quarterly**

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 pursuant to the covenants herein and also in consideration of the further sum of **Three (\$3.00) Dollars** 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, his heirs, 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 **Paris Mountain Township**, on the **western side of Duncan Road**, containing **12.53 acres**, as shown on survey prepared by **Dalton & Neves in September 1952**, and described as follows:

"BEGINNING at a point on the west side of the Duncan Road, at the Southeastern corner of the property of the mortgagor herein and running thence along the Duncan Road, S. 20-15 W. 375.2 feet to a bend in said road; thence still with said road, S. 32-14 W. 600 feet; thence S. 36-20 W. 234.4 feet to the center of the G & N Railroad track; thence along the center of said track, N. 8-28 W. 249 feet; thence N. 2-22 W. 200 feet; thence N. 3-34 E. 200 feet; thence N. 10-22 E. 200 feet; thence N. 12-14 E. 800 feet to corner of Coleman property; thence S. 69-41 E. 223.5 feet to corner of property of mortgagor; thence with line of said property, S. 7-32 E. 260.6 feet; thence S. 1-08 W. 68.7 feet; thence S. 67-11 E. 122.7 feet; thence S. 18-16 W. 53.6 feet; thence S. 66-28 E. 11.6 feet; thence S. 28-26 W. 36 feet; thence S. 66-32 E. 92.1 feet to the beginning corner. Being the same property conveyed to the mortgagor by deed recorded in Volume 462 at Page 542,"

ALSO, "All that lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on the Western side of Duncan Road, and, according to survey made by Piedmont Engineering Service on April 1, 1949, is described as follows:

"BEGINNING at a stake in the center of Duncan Road, at corner of Coleman property, and running thence N. 74-41 W. 485.4 feet to a stake; thence S. 17-14 W. 239 feet to stake, corner of Pike property; thence S. 72-47 E. 104.4 feet to stake; thence S. 1-41 E. 68.5 feet to a stake; thence S. 66-00 E. 262.4 feet to a stake in Duncan Road; thence with the center of Duncan Road, N. 33-33 E. 364 feet to the beginning corner."

Being composed of the following tracts conveyed to the Reedy River Baptist Church as follows: (1) by John Sammons by deed dated February 1820, recorded in Book of Deeds L at Page 139; (2) By W. C. B. Pike et al by deed dated May 19, 1925, recorded in Book of Deeds 113 at Page 20; and (3) By Trustees of School District 10-D by deed dated January 7, 1946, recorded in Book of Deeds 285 at Page 99."

This mortgage is given to secure two notes of even date, one of which is payable to The Peoples National Bank of Greenville, South Carolina, in the sum of \$11,500.00 and the other to the Bank of Travelers Rest in the sum of \$5,000.00, both of said notes rank equally without preference or priority; and on the breach of the conditions of either note or this mortgage, the holder of either note is authorized to exercise all the rights and privileges contained in this mortgage or prescribed by law.

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.

Handwritten notes:
4 may 56
Bank of Travelers Rest SC
Paid in full - satisfied
May 4, 1956
By: J. H. Morgan
Witness
Alfred S. Lips
Maxine S. Anderson
Louise S. Lightfoot
Ben J. Brantley
G. A. Cherry
Ollie Farnsworth
24533