

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL Whom These Presents May Concern:

Whereas we, the undersigned, as board of deacons for Cross Roads Baptist Church by authority of resolution presented and passed by the church congregation on September 2, 1962, hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 Thirty Thousand and No/100

Dollars (\$30,000.00) due and payable in equal monthly installments of \$350.00 each, commencing three months after date of this instrument and a like amount on the same day of each succeeding month thereafter, which payments shall be applicable first to interest, then to principal with interest thereon from date at the rate of five (5) per centum per annum to be paid monthly

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

ALL that piece, parcel, or tract of land lying and being in Butler Township, Greenville County, S. C., on the Anderson Bridge Road containing two (2) acres, more or less and known as the Church and Cemetery lot of the Cross Roads Baptist Church, and being the same land conveyed to D. F. Smith, et al., Deacons of the Cross Roads Baptist Church by D. F. Smith in his individual capacity by deed dated July 27, 1910, recorded in Deed Book 465 at Page 237 in the R. M. C. Office for Greenville County, with reference being here made to the aforementioned deed for a more definite and particular description as to courses and distances, metes and bounds.

ALSO, ALL that piece, parcel, or lot of land lying and being in Butler Township, Greenville County, S. C., containing one (1) acre, more or less, and being known as the parsonage lot of the Cross Roads Baptist Church and being the same parcel of land conveyed to H. B. Snow, et al., as Deacons and trustees of the Cross Roads Baptist Church by H. B. Snow, et al., as trustees of the Pliny School District 5-E by deed dated June 2, 1940, recorded in Deed Volume 331 at Page 135 in the R. M. C. Office for Greenville County, with reference being here made to the record of that deed and also the record of a deed from Dr. W. T. Bennett to the trustees of the Butler School District of Greenville County, S. C., recorded in Deed Book YY, Page 50 in the R. M. C. Office for Greenville County. For a more detailed description, see the above-mentioned deeds.

ALSO, ALL that piece, parcel and lot of land lying and being in Butler Township, Greenville County, S. C., on the Anderson Bridge Road containing .82 of an acre, more or less, and being the same land conveyed to Shirley Parker, et al., as Deacons of the Cross Roads Baptist Church by J. E. Summey by deed dated April 28, 1952, recorded in Deed Book 425, Page 374 in the R. M. C. Office for Greenville County and being the same land on which an educational building belonging to the church is located with reference being here made to the Summey deed for a more detailed description as to courses and distances, and metes and bounds.

ALSO, ALL that certain piece, parcel or lot of land containing one (1) acre, more or less situated on the south side of Bennetts Bridge Road (Highway 1270), near the said Cross Roads Baptist Church, Butler Township, Greenville County, State of S. C. and having the courses and distances according to survey and plat of the property of Cross Roads Baptist Church by John A. Simmons, registered Surveyor, dated May 19, 1962, as follows, to-wit:

BEGINNING at an iron pin on the south bank of said land, corner of Clarence Bayne property and running thence along said lot S. 36-30 W. 210 feet to iron pin; thence a new line S. 39-30 E. 210 feet to iron pin; thence N. 36-30 E. 210 feet to iron pin on line of Bayne property; thence along the Bayne line N. 39-30 W. 210 feet to beginning corner, being the same property conveyed to mortgagor herein by deed recorded in Deed Volume 699 at Page 101 in the R. M. C. Office for Greenville County.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

Paul in full 4/21/66
The Farmers Bank of Simpsonville
Simpsonville, S. C.
By: S. W. Scott Jr.
Witness: Ann W. Hughes
Elizabeth P. Hughes

SATISFIED AND CANCELLED OF RECORD

65 DAY OF April 1966

Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:12 O'CLOCK A. M. NO. 30562