

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the said Unity Baptist Church, by and thru its duly authorized and acting Deacons (hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Eight Thousand and No/100 -- Dollars (\$ 8,000.00) due and payable

One year after date

with interest thereon from date at the rate of five per centum per annum, to be paid: Quarterly

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 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, Fairview Township, containing three

(3) acres more or less, and having the following description as taken from deed of Margarette Thompson to G. W. Richardson, Y. J. Culbertson and J. D. Richardson as Deacons of the Baptist Church in deed Book GGG at page 751, which original deed conveyed 3.04 acres.

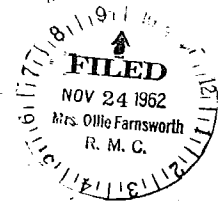
BEGINNING on a stone near the Neely Ferry Road and running thence up the road N. 23 E. 12.30 to stone on road; thence S. 56 3/4 W. 12.20 to stone in field, thence S. 47 3/4 E. 7.00 to the beginning corner,

LESS HOWEVER AND EXCEPTING THEREFROM all property on the east side of Fairview Road which intersects with Neely Ferry Road at the church property, said property on the east side of Fairview Road being composed of a cemetery.

It is understood and agreed that all property on the west side of the Fairview Road which the mortgagor herein owns, including the Church building and the parsonage building is covered under this mortgage.

This mortgage is executed by the above deacons of said church pursuant to a resolution offered and duly approved by the congregation of said church at a regular called business session on Oct 28, 1962.

Attest [Signature] Clerk
Unity Baptist Church



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

Paid in Full 2-16-65

The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: [Signature]
President - Cashier

Witness
[Signature]
[Signature]

RECORDED AND INDEXED BY RECORDS
23 DAY OF Feb. 1965
[Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A.M. NO 23827