

STATE OF SOUTH CAROLINA

DEC 19 3 13 PM 1962

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 909 PAGE 393

OLLIE FANNING WORTH

R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. S. BROOKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto EASTLAN BAPTIST CHURCH OF GREENVILLE, SOUTH CAROLINA

(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-FIVE THOUSAND AND 00/100

Dollars (\$35,000.00) due and payable Four Hundred and 00/100 (\$400.00) DOLLARS ON THE 10TH DAY OF FEBRUARY, 1963, AND FOUR HUNDRED AND 00/100 (\$400.00) DOLLARS ON THE 10TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT OF PRINCIPAL AND INTEREST HAS BEEN PAID, PAYMENT IS TO BE APPLIED FIRST TO THE INTEREST AND THE BALANCE TO THE PRINCIPAL.

with interest thereon from date at the rate of SIX 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 GREENVILLE, ON THE NORTH SIDE OF LAURENS ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST INTERSECTION OF LAURENS ROAD AND BEUNAVISTA AVENUE AND RUNNING THENCE WITH BEUNAVISTA AVENUE N. 36-13 E. 200 FEET TO A POINT IN LINE OF LOT 4; THENCE ALONG A LINE OF LOT 4 N. 55-45 E. 64 FEET TO A POINT IN LINE OF LOT 2; THENCE ALONG LINE OF LOT 2 S. 37-15 W. 200.3 FEET TO A POINT ON THE NORTH SIDE OF LAURENS ROAD; THENCE ALONG SAID ROAD S. 55-45 E. 67.8 FEET TO THE BEGINNING CORNER.

ALSO: ALL THAT PIECE, PARCEL OR LOT OF LAND IN GREENVILLE TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, ON THE NORTHEAST SIDE OF THE LAURENS ROAD, AND BEING KNOWN AND DESIGNATED AS A PORTION OF LOT 2, OF SECTION A, OF A SUBDIVISION KNOWN AS CAROLINA COURT AS SHOWN ON A PLAT THEREOF RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK F, AT PAGE 96, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHEAST SIDE OF LAURENS ROAD AT THE JOINT CORNER OF LOTS 2 AND 3, OF BLOCK A, WHICH IS 67.8 FEET WEST FROM THE NORTHWEST CORNER OF THE INTERSECTION OF LAURENS ROAD AND EASTLAN DRIVE, AND RUNNING THENCE ALONG THE JOINT LINE OF SAID LOTS N. 37-15 E. 200.3 FEET TO AN IRON PIN AT THE JOINT REAR CORNER OF SAID LOTS; THENCE N. 55-45 W. 26 FEET TO AN IRON PIN AT THE CORNER OF ADJOINING LOT; THENCE ALONG A LINE OF SAID ADJOINING LOT S. 35-35 W. 200.3 FEET TO AN IRON PIN ON LAURENS ROAD; THENCE ALONG THE LINE OF THE LAURENS ROAD S. 55-45 E. 20.6 FEET TO THE BEGINNING CORNER.

THE ABOVE DESCRIBED TRACTS OF LAND ARE THE SAME CONVEYED TO T.S. BROOKS BY EASTLAN BAPTIST CHURCH OF GREENVILLE, SOUTH CAROLINA, BY DEED DATED THIS DATE AND NOT YET RECORDED.

THE MORTGAGOR IS GIVEN THE PRIVILEGE OF ANTICIPATING PAYMENT OF THE AMOUNT DUE IN ANY AMOUNT AT ANYTIME WITHOUT PENALTY.

Together with all and singular rights, members, herditaments, 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.