

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 13 2 09 PM 1964

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 952 PAGE 151

WHEREAS, We, the Pastor & Deacons of Mt Zion Baptist Church of Fountain Inn, S. C.,
(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 Six Hundred - - - - - Dollars (\$ 600.00) due and payable

One year after date

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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, Fairview Township, and within the corporate limits of the Town of Fountain Inn with the following metes and bounds, to wit: beginning at an iron pin on the west side of Mt. Zion Street and running thence S 37 - 51 E 279' to an iron pin corner of Knight property and thence from the joint line of the Knight property S 52 - 10 W 503.4' to an iron pin, Duckett property, thence N 9 - 30 E 374.2' to an iron pin, formerly Greenville County School District property, thence N 52 - 30 E 41.6' to an iron pin, thence N 44 - 22 E 187.6' to an iron pin, formerly corner Greenville County School District property on Mt. Zion Street, beginning corner, and containing 2.18 acres, more or less, according to a plat prepared by Carolina Engineering and Surveying Company of Greenville, South Carolina, dated July 6, 1956, being composed of the tract of land conveyed to said church by deed of Permelia J. Knight on the eleventh day of April 1891, of record in the R. M. C. Office of Greenville County in Deed Book WW at page 641, and a deed of Graves L. Knight to the deacons of said church under date of April 12, 1933, of record in said office, Deed Book 115, page 460. Also, all that other piece, parcel, or lot of land lying, being, and situate in County and State aforesaid and Fairview Township in the corporate limits of the Town of Fountain Inn, lying on the east side of Duckett Street and bounded by the above described property on the east and being the same lot of land conveyed to the deacons of said church by deed of T. E. Jones March 1, 1957, of record in said R. M. C. Office, Deed Book 572, page 312.

This loan is obtained under and by authority contained in a resolution adopted by said church at regular conference on January 9, 1964, said resolution being contained in the minutes of said church and by reference is incorporated herein and made a part hereof.

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.

paid in full
B.C. Givens
8/5/64

Witness:
B.C. Givens
T. E. Jones

RECORDED IN DEED BOOK 952 PAGE 151
MAR 13 1964
COUNTY OF GREENVILLE, S.C.