

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: THE STANDING SPRINGS BAPTIST CHURCH, by its duly authorized Deacons and Trustees, namely, Cleo Lesley, Calvin Kellett, Wilbur Page, Thomas Toney, O. H. Martin, and Furman Campbell, (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 **TEN THOUSAND and NO/100**-----
-----Dollars (\$10,000.00) 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 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**, in Fairview Township, located on the southeastern side of Georgia Road, and being shown as 120 foot lot on plat entitled "Property of Standing Springs Baptist Church" prepared by C. O. Riddle, dated April 27, 1953, plus an additional thirty feet on either side of said lot and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of said Georgia Road, which point is located 168 feet N. 39-11 E. from iron pin in Georgia Road, which iron pin is at or near intersection with another road and running thence S. 50-49 E. 186.5 feet to a point; thence N. 39-11 E. 180 feet to a point; thence N. 50-49 W. 186.5 feet to a point in the center of said road; thence with the center line of said road S. 39-11 W. 180 feet to a point in the center of said road, the beginning corner.

Being a portion of the same property owned by Standing Springs Baptist Church for many years, plus a portion of the same property conveyed to said Standing Springs Baptist Church by Grady L. Smith and Maybelle C. Smith.

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.

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Paid in full Jan. 10, 1966
The Farmers Bank of Simpsonville
Simpsonville S. C.
O. L. Bramlett Jr. President
Witnesses - Betty B. Chandler
Dorothy B. Anders

SATISFIED AND CANCELLED OF RECORD
16 DAY OF *Feb.* *1966*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:30* O'CLOCK *A.* M. NO. *23897*