

MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

Whom These Presents May Concern:

Whereas: Reedy Fork Baptist Church, Colored, by its Board of Deacons,

(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 FIVE THOUSAND and NO/100-----

Dollars (\$ 5,000.00) due and payable

one (1) year after date,

with interest thereon from date at the rate of six (6) 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 Grove Township, and having the following metes and bounds, to-wit:

BEGINNING at iron pin in fork of road and running thence N. 57 E. 3.17 chains to pin in road; thence S. 19-30 E. 6.36 chains to iron pin; thence S. 57 W. 3.17 chains to pin on side of road; thence N. 19-30 W. 6.36 chains to the beginning corner, and containing 2 acres, more or less.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in Grove Township, having the following metes and bounds:

BEGINNING at an iron pin at corner of school and running thence S. 19-30 E. 1.36 chains to iron pin; thence N. 73-30 E. 4.70 chains to pin; thence N. 19-30 W. 9.10 chains to pin in road; thence with road S. 57 W. 1.62 chains to school property; thence with school line; S. 19-30 E. 6.36 chains to pin; thence continuing with school line, S. 57 W. 3.18 chains to the beginning corner, containing 2 acres, more or less.

Both tracts being the same property conveyed to the mortgagor herein by deed to be recorded herewith.

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.

2047

Paid and Satisfied in Full this
the _____ day of _____ 19____
THE PEOPLES NATIONAL BANK
Greenville, South Carolina

Witness _____
Cashier _____

SATISFIED AND CANCELLED OF RECORD
DAY OF _____ 19____
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____ P. M. NO. _____