

DEC 26 4 31 PM 1967

BOOK 1080 PAGE 299

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: SOUTH CAROLINA CHURCHES OF GOD By E. F. Munn, G. F. Dempsey and A. F. Newport, Trustees

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. M. Balcome and Edith B. Balcome

(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 Forty-one Thousand, Eight Hundred One and 25/100 -- Dollars (\$ 41,801.25) due and payable

\$4,180.12 one year from date and an equal amount payable each year thereafter until paid in full, with the final payment being in the amount of the balance due

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

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 Austin Township on the Northeastern side of Old Laurens Road and having according to plat entitled "Property of Church of God", dated December 15, 1967, prepared by C. O. Riddle the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northeastern side of Old Laurens Road and running along property of New Hope Baptist Church N. 26-42 E. 199.7 feet to an old iron pin; thence N. 63-15 W. 94.3 feet to an old iron pin; thence N. 30-00 E. 568 feet to an old iron pin; thence along property of C. S. Verdin, Jr. S. 65-40 E. 172.7 feet to an iron pin; thence S. 64-15 E. 330 feet to an iron pin; thence N. 27-00 E. 658.2 feet to an iron pin in Apple Blossom Lane, passing over iron pin 29.6 feet back on line; thence with Apple Blossom Lane S. 34-50 E. 542.9 feet to an iron pin at the intersection of roads; thence with Balcombe Boulevard S. 12-45 W. 196.6 feet to an iron pin; thence continuing with the center of Balcombe Boulevard S. 38-25 W. 442.4 feet to an iron pin; thence continuing with Balcombe Boulevard S. 12-30 W. 194.6 feet to an iron pin in said road; thence with property of Fowlers S. 20-12 W. 369.7 feet to an iron pin on the Northeastern side of Old Laurens Road; thence with the Northeastern side of Old Laurens Road N. 63-15 W. 968.1 feet to the beginning corner containing 23.55 acres, more or less.

See Deeds recorded in Book 233 at Page 130; Book 284 at Page 363; Book 211 at Page 217; Book 267 at Page 285.

This indebtedness represents a portion of the purchase price for the above described property, said purchase price having been approved by affirmative vote of the Ministry of the State and authority given the Trustees to execute this mortgage by resolution of the State Council of the South Carolina Churches of God, said resolution being dated December 22, 1967.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 44 PAGE 437

SATISFIED AND CANCELLED OF RECORD
10th DAY OF Jan 19 77
AT 4:50 O'CLOCK P M 18447