

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1081 PAGE 621

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO.
JUL 15 1 18 PM 1969
R. M. C.

WHEREAS, Springfield Baptist Church of Greenville, South Carolina, A Corporation (hereinafter referred to as Mortgagor) is well and truly indebted unto Thomas W. Edwards, His Heirs And Assigns, (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 THOUSAND Dollars (\$ 30,000.00) due and payable in equal installments of Five Thousand Dollars (\$5,000.00) Per year commencing January 16, 1969 and each consecutive year thereafter on the same date, until paid in full with interest at the rate of Five Per Cent (5%) per annum to be paid and computed annually, with all payments to be applied first to interest and then to Principal, the Mortgagor to have the right to accelerate the payments in whole or in part without penalty, with interest thereon from date at the rate of Five per centum per annum, to be paid: Yearly

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 Greenville Township, on East McBee Avenue; fronting 73.3 feet on East McBee Avenue and running back at about a right angle on an Alley 128.3 feet to Poole Street; thence at about a right angle from said Alley and along Poole Street 70.8 feet; thence in about a right angle with Poole Street 129.3 feet to the beginning point on McBee Avenue. This lot is shown in the Block Book Office for Greenville County in District 500-Sheet 64, Block 2, Lot 6.

THIS is the identical property acquired in full by the Grantor by Deed in Volume 471 at page 459, Office of the R. M. C. for Greenville County; and being the same property described in Deed Volume 10 at Page 379, and Deed Volume III at Page 372.

THE property described herein was conveyed this date by the Mortgagee to the Mortgagors.

THIS Note and the Mortgage, executed this date, is pursuant to duly called Meetings, and Resolutions by the Springfield Baptist Church of Greenville, South Carolina, a Corporation wherein its Board of Trustees was authorized to purchase the premises described herein and give Security therefor and further did designate and authorize by Resolution that such instruments as required be executed on behalf of the Corporation by Fred D. Garrett, as Chairman of the Board of Trustees and H. S. Smiley, D. D. S., as Secretary of the Board of Trustees.

THIS Note and Mortgage is given to secure the unpaid portion of the Purchase Price.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 1081 PAGE 151

SATISFIED AND CANCELED OF RECORD
DAY OF July 1969
Donnie L. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 1081