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LAW OFFICES OF W. WALTER WILKINS, GREENVILLE, S. C. BOOK 1141 PAGE 385

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Southside Baptist Church, a South Carolina eleemosynary corporation

(hereinafter referred to as Mortgagee) is well and truly indebted unto Southern Bank & Trust Co.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Forty Four Thousand and no/100

----- Dollars (\$ 244,000.00) due and payable
in weekly installments as set forth in and evidenced by the mortgagee's note of even date herewith. The final maturity date of which is five (5) years after the date hereof, to be computed and applied

with interest thereon from date at the rate of eight (8%) per centum per annum, ~~per~~ monthly, all interest not paid when due to bear interest at the same rate as principal.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other further sums for which the Mortgagee 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 Mortgagee 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 lot of land with all improvements thereon or hereafter constructed thereon in the City of Greenville, County of Greenville, State of South Carolina, on the northeast side of Augusta Street, being known and designated as Lots 1 and "McBee property" on plat of Augusta Place recorded in Plat Book F at Page 128 of the RMC Office for Greenville County, South Carolina and being more particularly described according to a survey prepared by Dalton & Neves, Engineers, September 1954, as follows:

BEGINNING at an iron pin on the northeastern side of Augusta Road, joint front corner of Lots 1 and 2, which pin is 122.4 feet northwest of the intersection of Augusta Road and Augusta Place Street, and running thence with Augusta Road N. 55-30 W. 227.4 feet to an iron pin; thence N. 63-30 E. 397.7 feet to iron pin, corner of other property of mortgagee; thence S. 55-03 E. 106.7 feet to iron pin, rear corner of Lot 3; thence with line of said lot S. 63-50 W. 60 feet to an iron pin; thence still with line of Lot 3, S. 31-06 E. 95.5 feet to an iron pin, rear corner of Lot 2; thence with line of said lot, S. 61-57 W. 286.4 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee debt, whether due or not.