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BOOK 1159 PAGE 379

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TOY LEE KILGORE AND SON OWENS AS DEACONS AND TRUSTEES OF NEW PILGRIM BAPTIST CHURCH OF SIMPSONVILLE

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. A. PERRY:

(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 Two hundred and No/100 ----- Dollars (\$200.00 ) due and payable

On January 26, 1971

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: after due date

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 place, 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, and shown on a plat of property of L. A. Perry, by C. O. Riddle, RLS, dated March 18, 1968, revised May 18, 1970, as a one acre tract of land for New Pilgrim Church, having the following metes and bounds, to wit:

BEGINNING at a point N. 54-06 W. 329.6 feet from a spike in the center of Scuffle Town Road; thence N. 36-15 W. 208.3 feet to an iron pin; thence N. 53- 45 E. 209.5 feet to an iron pin; thence S. 36-15 E. 209.5 feet to a stone; thence S. 54-06 W. 209.5 feet to the point of beginning.

This is a portion of the property conveyed to mortgagee by deed dated March 25, 1968, recorded in Deed Book 840 at page 522 in the RMC Office for Greenville County, and conveyed to mortgagors by deed to be recorded herewith.

This property is conveyed subject to restrictive covenants of record and to any easements or rights of way affecting same.

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 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.