

T-1727

MORTGAGE OF REAL ESTATE—Office of TITLE & FILE, Attorneys at Law, Greenville, S. C.

BOOK 1174 PAGE 647

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
DEC 8 3 30 PM '70  
OLLIE FARNSWORTH  
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TRUTH MISSIONARY BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto CITY VIEW BAPTIST CHURCH

(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 Fifty Seven Thousand Nine Hundred and no/100 -----

Dollars (\$57,900.00) due and payable

in monthly installments beginning 30 days from date, as follows: \$300.00 per month for a period of one year, then \$400.00 per month for one year, and thereafter, \$500.00 per month until paid in full; payments to apply first to interest and balance to principal, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time, without penalty, with interest thereon from date at the rate of Eight per centum per annum, to be paid Monthly.

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, and being shown as lots 4 and 8, Block D, on a plat of City View Land Company recorded in the RMC Office for Greenville County in Plat Book A, Page 327, reference to said plat being craved for a more particular description.

ALSO, All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as lot 26, Block E, on a plat of City View Land Company recorded in the RMC Office for Greenville County in Plat Book E, Page 124, reference to said plat being craved for a more particular description.

ALSO, all thoses pieces, parcels or lots of land with buildings and improvements thereon situate, lying and being in Greenville County, South Carolina, and being shown as Lots #1, 2 and the major portion of Lot 4, Section D, on a plat of Woodville Heights, Map #2, recorded in the RMC Office for Greenville County in plat book L, Page 15; reference to said plat being craved for a more particular description and being identically the same property conveyed to mortgagors by deed recorded in Deed Book 867, Page 43.

It is understood and agreed that upon the sale of the property hereinabove last described that the entire net proceeds therefrom shall be paid to Mortgagees and applied to a reduction of the principal balance of the note secured by this mortgage, at which time, said property shall be released from the lien of said mortgage.

This mortgage and the note which it secures is made pursuant to a resolution duly adopted by the Board of Deacons of Truth Missionary Baptist Church at a meeting held on the 4<sup>th</sup> day of December 1970, which resolution authorizes and directs the Pastor and the Chairman of the Board of Deacons to execute the deed on behalf of the Board.

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.