

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

BOOK 1180 PAGE 411

FEB 10 1 50 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Douglas N. Baker, Ansel Pruitt and Bill Byers, Trustees of the Greenville Baptist Association, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Piedmont Bank and Trust Company

(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 Twenty-Two Thousand and No/100-

Dollars (\$ 22,000.00) due and payable

Eleven Hundred and No/100 (\$1100.00) Dollars on the 10th day of May, 1971 and
Eleven Hundred and No/100 (\$1100.00) Dollars on the 10th day of each third month thereafter until paid in full with interest at the rate of eight (8%) per cent per annum and with the privilege to prepay in full or part without penalty,

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: quarterly

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, being known and designated as Lots Nos. 3 and 4 as shown on a plat of property of the F. E. Harris Estate according to a plat made by W. D. Neves, Engineer, dated February 18, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book C at Page 261 and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Augusta Road at the intersection of Edwards Street, now known as Claussen Street, at the corner of Lot No. 4 and running thence along the eastern side of Augusta Road, 120 feet to a point at the corner of Lot 3 and an 11-foot alley; running thence along the southern side of the 11-foot alley, 141 feet to a point at the corner of Lots 3 and 23; running thence with the lines of Lots 3, 4 and 23, 114 feet to a point on the northern side of Edwards Street, now known as Claussen Street; running thence with the northern side of said Edwards Street, now known as Claussen Street, 182 feet, more or less, to the point of beginning;

ALSO: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a plat entitled "Survey for Greenville Baptist Association" prepared by Piedmont Engineers & Architects dated February 21, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Howe Street and Claussen Street and running thence with the northern side of Claussen Street, S. 65-14 W. 478.1 feet to an iron pin; thence N. 25-11 W. 115.7 feet to an iron pin on the southern side of a 11-foot alley; thence with the southern side of said alley, N. 65-22 E. 480.39 feet to an iron pin on the western side of Howe Street; thence with the western side of Howe Street, S. 23-57 E. 114.5 feet to the point of beginning;

Privilege is reserved to prepay in full or part without penalty. Also, when this loan is paid down to a balance of \$14,000.00, First Piedmont Bank & Trust Company agrees to release from the lien of this mortgage, the second described parcel of property.

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.