

GREENVILLE, S. C.

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MORTGAGE OF REAL ESTATE—Offices of Price & Poss. Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVENTON (DAVINGTON) BAPTIST CHURCH (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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

TWELVE THOUSAND AND NO/100

DOLLARS (\$ 12,000.00)

due and payable in 120 consecutive monthly payments, commencing April 1, 1971, of One Hundred Fifty Dollars (\$150.00) each, to be applied first to interest and then to principal, and continuing on the first day of each month until paid in full,

with interest thereon from date at the rate of eight ^(8%) 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,

ALL that piece, parcel or lot of land in the State and County aforesaid, in Dunklin Township, and having, according to a plat of the property of W. V. Campbell by Thomas M. Welborn, dated March 13, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the middle of the Dunklin-Bridge Road at the intersection of a dirt road and running thence with the center of said dirt road, N. 0-06 W. 208.6 feet; thence with the line of property of the W. V. Campbell estate S. 76-39 W. 208.7 feet and S. 0-06 E. 208.7 feet to a point in the center of the Dunklin Bridge Road; thence with the center of said road, N. 76-39 E. 208.7 feet to the point of beginning.

This mortgage is executed pursuant to a Resolution adopted at a Church Conference duly held on January 31, 1971, which resolution authorized and directed the undersigned to execute the foregoing note and mortgage according to the terms and conditions stated herein.

This is the same property conveyed to Daventon (Davington) Baptist Church by deed recorded in Deed Book 347, at Page 253, with additional dowers or grants recorded in Deed Book 335, at Page 354, Book 530, at Page 37, Book 503, at Page 474, Book 523, at Page 354, and Book 673, at Page 359.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.