

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1206 PAGE 589

SEP 16 11 54 AM '71 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

R. M. C.

WHEREAS, Emmanuel Temple Pentecostal Church of Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank of Greenville, South Carolina, Its Successors And Assigns,

(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

Fifteen Thousand One Hundred Twenty Dollars (\$15,120.00) due and payable in Forty Eight (48) Equal Monthly Installments of Three Hundred Fifteen Dollars (\$315.00) per month, commencing on the 5th day of November, 1971, and on the same date of each successive month thereafter until paid in Full.

with interest thereon from date at the rate of per centum per annum, to be paid: As Agreed

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, in Gantt Township, being a portion of Lot No. 92 on Plat of Brookwood, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 27, more fully described as follows:

BEGINNING at iron pin on Gantt Drive, at corner of Lot conveyed to Sallie Campbell; running thence along line of lands of Sallie Campbell, South 3-15 West 100 feet; running thence along line of Lot 91 North 88 West 185.3 feet; thence North 3-15 East 100 feet to point on Gantt Drive; thence with Gantt Drive South 86-15 East 182.5 feet to the beginning corner.

THE TRAILER upon this Lot is not included in this Mortgage.

ALSO

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 91, as shown on a Plat of Brookwood, recorded in the R. M. C. Office for Greenville County in Plat Book BB, at Page 27, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Gantt Drive, joint frong corners of Lots 90 and 91 and running thence with the joint line of said Lots, S. 87-58 E., 211 Feet to iron pin, corner of Lot 4; thence with line of said Lot, N. 30-22 E. 107 Feet to iron pin, rear corner of Lot 92; thence with line of said Lot, N. 88-00 W., 260.3 Feet to iron pin on the Eastern side of Gantt Drive; thence with said Drive, S. 3-15 W. 100 Feet to the point of beginning.

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.