

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1213 PAGE 163

Nov 11 4 15 PM '71 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:  
R. M. C.

WHEREAS, MONAGHAN BAPTIST CHURCH OF GREENVILLE, SOUTH CAROLINA

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. T. HUGHES, AS TRUSTEE FOR ETHEL A. STEADMAN

(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-FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100---Dollars (\$ 54,250.00 ) due and payable as follows: The sum of \$5,425.00 plus interest at seven (7%) percent per annum to be paid annually until paid in full, with the right to anticipate the full amount or any part thereof after one (1) year from the date of this instrument.

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: Annually

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, containing 13.41 acres, more or less, designated as Tract No. 3-A on a plat of Property of The T. T. Hughes Estate prepared by J. C. Hill, LS, on December 11, 1961, and having according thereto the following courses and distances, to wit:

BEGINNING at an iron pin on the Northern side of West Parker Road, and running thence along the line of Fannie H. Horton Property N. 50-35 E. 1,720 feet to an iron pin on Cedar Lane Road; thence along the Southern side of Cedar Lane Road N. 43-35 W. 345.6 feet to an iron pin; thence along the line of Rich Property S. 50-50 W. 874.6 feet to an iron pin; thence along the line of Castelloe Property S. 50-20 W. 947.9 feet to an iron pin on West Parker Road; thence along the Northern side of West Parker Road S. 61-25 E. 345 feet to the point of beginning.

IT is understood that this note is secured by a mortgage covering 13.41 acres, more or less, lying between Cedar Lane Road and West Parker Road, and the mortgage holder agrees to release certain portions of said property from the mortgage upon request and provided the note is adequately secured by the remaining property not released.

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.