

Nov 16 3 21 PM '71

BOOK 1213 PAGE 479

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Long Branch Baptist Church of Greenville, South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank And Trust Company 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 Six Thousand Nine Hundred Fifty Four

Dollars (\$ 6,954.00 ) due and payable

in Twenty Four (24) Monthly Installments of Two Hundred Eighty Nine Dollars and Seventy Four Cents (\$289.74), commencing on the First Day of January, 1972, 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: Montly

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 Lot 20 as shown on a Plat being a revision of Lots 18, 19 and 20, of Jaynes Knoll by Carolina Engineering & Surveying Company, dated June 3, 1968, the said Plat being of record in Plat Book YYY at Page 79, Office of the R. M. C. for Greenville County; being the same conveyed to the Mortgagor by Dorothy Davis Miller by Deed recorded in the R. M. C. Office for Greenville County in Deed Volume 848 at Page 559; wherein a detailed description is set out.

ALSO: ALL that 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, lying on the Western side of Bolt Street (formerly known as Sullivan's Alley) and having, according to a Plat, made by Dalton & Neves, Engineers, entitled "Property of C. S. Allen, Jr., dated July, 1942 and revised July, 1947, the following metes and bounds; and being the identical property conveyed to the Trustees of Long Branch by three separate Deeds, the first being from E. Inman, Master, by Deed dated August 24, 1934, recorded in the R. M. C. Office for Greenville County in Deed Volume 177 at Page 39; the second being by Deed of C. S. Allen, Jr., dated March 28, 1947, recorded in Deed Volume 309 at Page 396, and the third being from Deed of C. S. Allen, Jr., dated March 24, 1953, recorded in Deed Volume 475 at Page 164, reference to said Deeds being made to show the three separate descriptions of the Church property which descriptions are described in the Deeds mentioned in the aggregate herein.

THIS is a Second Mortgage and a Junior Lien to a Mortgage given to The First Federal Savings and Loan Association of Greenville, South Carolina, as noted in Mortgage Volume 1163 at Page 597, dated August 17, 1970, in the original amount of \$51,000.00.

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.