

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1215 PAGE 291

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 2 2 13 PM '71

WHEREAS, Rocky Mount Baptist Church, Greenville, South Carolina
B. L. FARNSWORTH
R. M. C.

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

(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
TEN THOUSAND

Dollars (\$ 10,000.00) due and payable
in monthly installments of One Hundred Twenty One and 23/100 Dollars (\$121.23) commencing the 2nd day of January, 1972, and each consecutive month thereafter until paid in Full, with interest at Eight Percent (8%) Per Annum, the payments to be applied first to Principal and then to Interest with the privilege of Acceleration.

with interest thereon from date at the rate of Eight 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, on the West side of the Whitehorse Road about five (5) miles West of Greenville County Courthouse as shown on a Survey for Rocky Mount Baptist Church dated August, 1971, by Carolina Surveying Company, containing Seven and a Half (7.5) Acres and being more particularly described as follows:

BEGINNING at a point at the Intersection of Whitehorse Road and Gibbons Road and running along Whitehorse Road S. 1-35 E. 231.4 feet to a point; thence S. 3-30 E., 184.0 feet to a point; thence S. 3-52 E. 82.8 feet to a point; thence S. 86-32 W. 971.2 feet along line of division of Church Property and property of Harold B. Kay to an iron pin; thence N. 48-30 E., 817.3 feet along line of Division of Church Property and property of P. W. Burdine to an iron pin at Gibbons Road; thence, along Gibbons Road N. 82-12 E., 163.0 feet to a point; thence S. 87-33 E. 172.8 feet to the point of beginning.

THIS Mortgage is executed pursuant to a Resolution of the Congregation after proper Notice.

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.