

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1216 PAGE 249

MORTGAGE OF REAL ESTATE

DEC 13 2 30 PM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. H. C.

WHEREAS, the Deacons of the First Baptist Church of Travelers Rest,
South Carolina

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Twenty-Five Thousand and no/100

Dollars (\$25,000.00) due and payable

in one (1) year from date

with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum, to be paid: semi-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, and being in Bates Township, located on the north side of Grand View Circle, near Travelers Rest and being east 67.5 feet of Lot 47 of the plat of property of Homer Styles and having the following metes and bounds, to-wit:

BEGINNING at corner of Lots 46 and 47 and running thence S. 70-15 W. 67.5 feet to an iron pin on right-of-way line of Grand View Circle; thence N. 13-28 W. 202 feet to an iron pin on north line of Lot 47; thence N. 70-28 E. 67.5 feet to corner lots 46-47; thence S. 13-32 E. 201.7 feet to the beginning corner.

A L S O :

ALL that piece, parcel or lot of land in Bates Township, County of Greenville, State of South Carolina, located on the northern side of Grand View Circle, near Travelers Rest, and being 67.5 feet west of lot 46 on a plat of the property of Homer Styles and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Grand View Circle, corner of Lots 46 and 47 and running thence N. 70-15 E. 67.5 feet to an iron pin; thence with new line N. 13-35 W. 201.5 feet to an iron pin; thence S. 70-28 W. 67.5 feet to corner lots 46 and 47; thence S. 13-32 E. 201.7 feet to the beginning corner.

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.