

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

WHEREAS, St. Michaels Evangelical Lutheran Church
(hereinafter referred to as Mortgagor) is well and truly indebted unto George Chaplin and Cecile Kay Greene

(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 AND NO/100 ----- Dollars (\$ 10,000.00) due and payable
March 20, 1974

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

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 the City of Greenville, on the East side of Augusta Road and being known and designated as LOT No. 106 of Traxler Park Division as shown on plat made by R. E. Dalton, Engineer, March 23. Said plat being recorded in Plat Book G, at page 116 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Augusta Road, joint corner of Lots 106 and 107 and running thence with the joint line of said lots, N. 55-22 East 310.2 feet to an iron pin; thence N. 54-08 West 72.4 feet to an iron pin, joint corner of Lots 105 and 106; thence with the joint line of said lots, S. 55-42 West 284.5 feet to an iron pin on the East side of Augusta Road; thence with the East side of Augusta Road, S. 33-19 East 70 feet to the beginning corner.

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.