

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

BOOK 1236 PAGE 455

MORTGAGE OF REAL ESTATE

JUN 8 11 19 AM '72
OLLIE FARNSWORTH
R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the Church of God - Park Place

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY, Piedmont South Carolina

(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-SIX THOUSAND AND NO/100 ----- Dollars (\$ 26,000.00) due and payable

\$398.80 per month for a period of seven (7) years from date, with each payment applied first to payment of interest and balance to principal and to continue at the rate of \$398.80 per month until paid,

with interest thereon from date at the rate of 7 1/2% 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, in the City of Greenville, on Orders Street (formerly Second Avenue), known as Lots Nos. 19 and 21 of Block "K" of Park Place, according to a plat recorded in the Greenville County R.M.C. Office in Plat Book "A", at page 119. These lots have together a frontage of 100 feet on Orders Street and a depth of 150 feet.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just without the corporate limits of the City of Greenville, located at the Southeast corner of Third Avenue and Third Street in Park Place, said lot being known and designated as Lot No. 22 in Block K on plat of Park Place which is recorded in the Office of the RMC for Greenville County in Plat Book A, at page 119. Said lot has a frontage of 50 feet on Third Avenue and a depth of 150 feet along Third Street to an alley, and is 50 feet wide in the rear.

ALSO: ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, at the Northeast corner of Third Avenue and Third Street near the City of Greenville, being shown as Lots Nos. 2 and 4 of Block "L" on plat of Park Place recorded in Plat Book A, page 119, and when described as a whole having the following metes and bounds:

BEGINNING at a stake at the northeastern corner of Third Avenue and Third Street and running thence with the northern side of Third Street S. 89-49 E. 150 feet to a stake on an alley; thence with said alley N. 00-17 E. 100 feet to a stake at corner of Lot No. 6; thence with the line of said lot N. 89-45 W. 150 feet to a stake on Third Avenue; thence with the eastern side of Third Avenue S. 00-17 W. 100 feet to the beginning corner.

That the names of the Streets in the above described has been changed to Conyers and Hammett Streets.

This property was purchased in the name of Church of God-Park Place and also in the name of North Greenville Church of God and Second Church of God of Greenville, all of which have been combined and is now known as Church of God-Park Place.

This loan was authorized at a special call conference on Sunday, May 14, 1972. The vote was unanimous of those present. On May 12, 1972, J. Frank Culpepper, State Overseer of the Church of God in South Carolina, designated J. Newby Thompson to be Moderator in his stead.

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.