

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 30 2 54 PM '72
OLLIE FARNsworth
R. M. W. ALLEN

MORTGAGE OF REAL ESTATE

Whom These Presents May Concern:

Whereas:

We, Edgar Bryant, W. E. Hunt, Milton Barbrey, Edward Robertson, Edward Jones, Cecil Calvert and Larry Coker, Sr., Deacons of The Temple Baptist Church of Simpsonville, S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Peoples National Bank, Simpsonville, S. C.

(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 -----

-----Fifteen Thousand and no/100 ----- Dollars (\$ 15,000.00) due and payable at the rate of \$182.00 per month, first applied to interest, balance to principal,

with interest thereon from date at the rate of eight (8%) 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, at the southeast corner of the intersection of South Street and First Street in the Town of Simpsonville, and having, according to a survey made by E. E. Gary, Surveyor, April, 1947, the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of South Street and First Street and running thence with the South side of First Street, N. 65-30 E. 200 feet to an iron pin; thence S. 14-38 E. 219.7 feet to an iron pin; thence S. 64-45 W. 118.5 feet to an iron pin; thence S. 84-3/4 W. 139.3 feet to an iron pin on the East side of South Street; thence with the East side of South Street, N. 5-1/4 W. 31.7 feet to an iron pin; thence continuing along the East side of South Street, N. 3-3/4 E. 162.4 feet to the beginning corner.

Being the same property conveyed to the mortgagor by Woodside Cotton Mills Company by deed, recorded in the RMC Office for Greenville County in Deed Volume 330 at page 131.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.