

File  
12-88

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, CO. S. C.  
DEC 12 12 27 PM '72  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maranatha Baptist Church by Deacons of the Church

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

(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 Thirty-Two Thousand, Two Hundred and No/100-----

Dollars (\$ 32,200.00 ) due and payable  
in monthly instalments of \$ 249.66 each, beginning on the 1st day of January, 19 73  
and continuing on the 1st day of each succeeding calendar month until the principal debt  
has been paid in full, said payments to be applied first to interest and then to the principal  
balance remaining due from month to month,  
with interest thereon from date at the rate of SEVEN (7%) 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, his 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, lying on the southern side of West Park Avenue, being known and designated as Lot 36 and an unnumbered lot adjacent to Lot 36 as is shown on plat of Marshall Estates prepared by Dalton & Neves, Engineers, dated May 1932, and recorded in the R. M. C. Office for Greenville County in Plat Book H at Page 253 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of West Park Avenue at the joint front corner of Lot 36 and the lot now or formerly owned by T. R. Bull, thence along the line of property now or formerly of T. R. Bull, S. 38-47 E. 73.8 feet to an iron pin in the line of Lot 35; thence S. 14-25 W. 53 feet to an iron pin; thence continuing with the line of Lot 35, S. 43-06 E. 71.1 feet to an iron pin in the line of Lot 34; thence S. 50-48 E. 31.8 feet to an iron pin on the northern side of a branch, thence S. 2-05 E. crossing said branch 25 feet to an iron pin at the rear corner of Lot 12; thence along the line of Lot 12, S. 73-41 W. 19.6 feet to an iron pin; running thence with the rear line of Lot 11, N. 44-28 W. 55.8 feet to an iron pin in the rear line of Lot 10; thence S. 89-42 W. 72.5 feet to an iron pin; thence along the rear line of Lot 9, S. 77-04 W. 91.3 feet to an iron pin; thence along the rear line of Lot 8, S. 82-09 W. 76.8 feet to an iron pin; running thence along the rear line of Lot 7, S. 88-11 W. 93 feet to an iron pin; thence along the rear line of Lot 6, N. 83-42 W. 30.3 feet to an iron pin in line of property now or formerly of Zimmerman and Williams; thence along the line of property now or formerly of Zimmerman and Williams crossing two prongs of the branch, N. 48-06 E. 326.2 feet to an iron pin on West Park Avenue; thence with West Park Avenue, S. 76-00 E. 71.4 feet to the point of beginning;

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 10 as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 132 and having the following metes and bounds, to-wit:

BEGINNING at a point 131 feet from the intersection of Park Avenue and Atwood Street and running thence with the line of property now or formerly of Lloyd, S. 14-24 W. 90.2 feet to a point in the line of property now or formerly of Marshall; thence with the line of property now or formerly of Marshall, N. 48 E. 108.4 feet to Park Avenue; thence with Park Avenue, N. 25-40 W. 60 feet to the point of beginning.

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 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 whoinsoever lawfully claiming the same or any part thereof.