

AFFIDAVIT
FILED *Rme*

GREENVILLE, CO. S. C.

JUN 14 3 53 PM '73

BOOK 1281 PAGE 529

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Mount Zion Baptist Church of Fountain Inn, by its duly authorized officers, (hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina, Simpsonville Branch,

(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 Eleven Thousand and 00/100-----

Dollars \$ 11,000.00 due and payable

in monthly installments of One Hundred Thirty-Three and 47/100 (\$133.47) Dollars, beginning on the 1st day of July, 1973, and continuing on the like date of each month thereafter until paid in full, payment first to interest and balance to principal, with interest thereon from date at the rate of Eight 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, and being more particularly described, to-wit:

TRACT NO. 1 - ALL that tract of land containing 2.18 Acres, more or less, being composed of land conveyed to Mount Zion Baptist Church by Permelia J. Knight on April 11, 1891 by deed recorded in the R.M.C. Office for Greenville County in Deed Book WW, Page 641, and by deed of Graves L. Knight to said Deacons of Mount Zion Baptist Church on April 12, 1933, and recorded in the R.M.C. Office for Greenville County in Deed Book 115, Page 460. Reference is made to a plat by T. C. Adams of Carolina Engineering and Surveying Company of Greenville, S. C., dated July 6, 1956 for a better description of lines, corners and distances.

This is the same tract upon which the Church edifice is located.

TRACT NO. 2 - ALL that tract of land containing 4.92 acres, more or less, beginning at an iron pin in or near a branch, and running thence S. 51-36 E., 1120.3 ft. to an iron pin, corner with other lands of Ralph Edwards, et. al., and on line of land formerly belonging to J. R. West; thence S. 43-56 W. along line of other lands of Ralph Edwards, et. al., 334.1 ft. to an iron pin on the Northeastern edge of Mount Zion Avenue; thence with the Northeastern edge of said Mount Zion Avenue, N. 37-30 W., and along line of Blake Garrett, 969.6 ft. to an iron pin; thence N. 23-30 W., 96 ft. to a point; thence N. 12-21 W., 81.1 ft. to an iron pin in or near branch, being the point of beginning. Less, however, Lots 2, 5 and 6 as shown on a Plat of property of Mount Zion Baptist Church by C. O. Riddle, dated April, 1967.

The above tract No. 2 is the same as conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 757, Page 293.

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.