

FILED  
GREENVILLE CO. S. C.

BOOK 1292 PAGE 27

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:  
SCHEMIE S. TANKERSLEY  
P.H.C.

WHEREAS, OAKCREST BAPTIST CHURCH, BY ITS DULY AUTHORIZED TRUSTEES

(hereinafter referred to as Mortgagee) is well and truly indebted on to ROBERT J. MURPHY AND KATIE O. MURPHY

(hereinafter referred to as Mortgagor) 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 SIX THOUSAND TWO HUNDRED FORTY ONE AND 20/100

Dollars \$ 6,241.20 1/100 and payable  
in eighty-four (84) monthly installments of Seventy Four and 30/100 (\$74.30) Dollars each beginning 30 days after date. It is understood that interest at the rate of eight per cent per annum has been calculated on a cash advance of \$4,000.00 and added to the face amount hereof. Accordingly, such monthly payments include interest

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

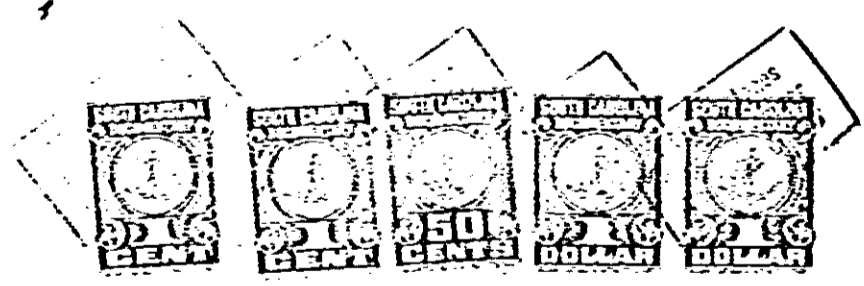
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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, being known and designated as Lot no. 97 on Plat of Farmington Acres, recorded in Plat Book RR at pages 105 and 107 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Claxton Drive, at the joint front corner of Lots No. 97 and 98 and running thence N. 37- 15 W., 150 feet to an iron pin; thence N. 52-45 E., 111.5 feet to an iron pin on the western side of Claxton Drive; thence with the western side of Claxton Drive, S. 32-46 E., 125.6 feet to an iron pin; thence with the curve of said Drive, the chord of which is S. 10 W., 36.5 feet; thence continuing with the northwesterly side of Claxton Drive, S. 52-45 W., 75 feet to the point of beginning.

This mortgage is junior in lien to that held by Cameron-Brown Company in the original amount of \$15,250.00, recorded in the RMC Office for Greenville County in Mtg. Book 1052 at page 29 and having a current balance of \$

This Mortgage and the Note it secures are being executed by the undersigned Trustees pursuant to the authority of a properly approved Resolution passed at a meeting of the congregation of the Oakcrest Baptist Church.



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.

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