

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
DEC 6 12 29 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

AND ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALBERT EBELEIN, BEVERLY R. HAZEN AND ROBERT L. GREEN AS TRUSTEES OF ST. GILES PRESBYTERIAN CHURCH (hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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 SIXTY-FIVE THOUSAND AND NO/100THS-----

----- Dollars (\$ 65,000.00) due and payable in monthly installments of \$621.19 beginning on the first day of the first month following completion

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually

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:

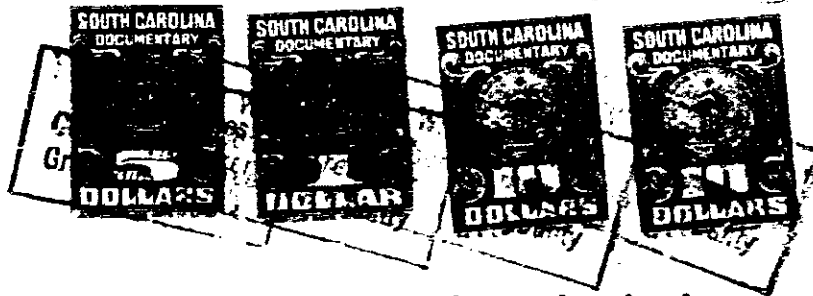
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Butler Township, on the west side of Hudson Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hudson Road, corner of Burdette property and lands now owned by St. Giles Presbyterian Church and running thence with the church line N. 2-57 E. 145.2 feet to an iron pin on line of said Burdette and church property, which makes a point; thence continuing with said lines N. 39-15 E. 103.5 feet to an iron pin; thence S. 65-15 E. 25 feet to center of Hudson Road, which corners with Ray H. Stewart property; thence with Hudson Road S. 24-1 W. 235.1 feet to the point of beginning and containing .17 of an acre.

ALSO: ALL that parcel or tract of land situate on the southeast side of Fisher Road, near the City of Greenville, in Greenville County, South Carolina, and having according to a survey made by Jones Engineering Service, dated October 10, 1967, revised in May, 1969, recorded in the R. M. C. Office for Greenville County in Plat Book UUU at page 77, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Fisher Road, this being the northeast corner of the tract herein conveyed, and runs thence along Fisher Road N. 84-09 W. 35 feet to a point; thence continuing along Fisher Road S. 79-15 W. 150 feet to a point; thence S. 76-30 W. 200 feet to a point; thence S. 73-33 W. 200 feet to a point; thence S. 64-14 W. 100 feet to a point; thence S. 54-29 W. 160 feet to a point; thence S. 46-59 W. 100 feet to a point; thence S. 59-10 W. 100 feet to a point; thence S. 64-44 W. 100 feet to a point; thence S. 71-20 W. 100 feet to a point; thence S. 87-22 W. 152.3 feet to a point in the center of Fisher Road; thence leaving Fisher Road S. 24-06 E. 114 feet to an iron pin; thence S. 71-16 E. 1171.3 feet to a point in the center of Hudson Road; thence along Hudson Road N. 29-02 E. 295.3 feet to an iron pin; thence leaving Hudson Road N. 2-57 E. 145.2 feet to an iron pin; thence N. 39-15 E. 103.5 feet to an iron pin; thence N. 65-15 W. 300 feet to an iron pin; thence N. 55-45 E. 230.6 feet to an iron pin; thence N. 1-21 W. 213.2 feet to the beginning corner and containing 16 acres, more or less.



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 whomsoever lawfully claiming the same or any part thereof.