

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, CLEAR SPRINGS BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N. A.

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

----- Dollars (\$ 35,000.00 ) due and payable

in quarterly installments of \$2,123.04 for five (5) years

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

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 Austin Township, on the road leading from Simpsonville to the Clear Springs Baptist Church, containing .81 of an acre, more or less, adjoining lands now owned by Clear Springs Church and Barbrey, and beginning at an iron pin on D. D. Hughes line and running thence S. 43-26 W. 114.5 feet to an iron pin; thence S. 54-30 E. 782.3 feet to an iron pin in road; thence along said road S. 45-30 W. 100 feet to an iron pin in road; thence by an iron pin on bank of road 71 feet on line, N. 46-30 W. 449 feet to an iron pin; thence N. 41-30 E. 156 feet to an iron pin on Hughes line; thence along Hughes line S. 58-30 E. 77.7 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, and being on the northwestern side of the road leading from Simpsonville to Clear Springs Baptist Church and beginning in the said road at corner of land of L. J. Barbrey and running thence along the Barbrey line N. 57 3/4 W. 5.78 feet to corner; thence N. 43 E. 18 links to iron pin on lands of the mortgagor; thence by a new line through his lands S. 57 3/4 E. 5.78 feet to corner of road; thence S. 28 W. 18 links to the beginning corner and being bounded on the north by other lands of Hughes, on the east by the road from Clear Springs Baptist Church to Simpsonville road, on the south by Hughes and on the west by Hughes.

ALSO: ALL that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, on the road leading from Simpsonville to Clear Springs Baptist Church, containing one acre, more or less, and cut from Barbrey farm. Said lot begins at an iron pin in the said road leading from Simpsonville to Clear Springs Baptist Church at a corner with D. D. Hughes and runs thence N. 57-3/4 W. 5.78 from Hughes land to corner on Barbrey; thence along Barbrey S. 43 W. 1.72 to iron pin at corner on Barbrey line; thence along a new line on Barbrey's land S. 57-3/4 5.78 to iron pin in the road leading from Simpsonville to Clear Springs Baptist Church; thence along said road N. 43 E. 1.72 feet to the beginning corner on Hughes and being bounded on the east by the mentioned road, on the north by Clear Springs Baptist Church and on the other sides by Barbrey.

1400



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 whatsoever lawfully claiming the same or any part thereof.

0471

4328 RV-2