



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, Southside Assembly of God Church by its Deacons, Rev. Bob Claycomb, Billy Gibson, Jr., William J. Murphy, Roy Smith, Arthur Welsh and Reggie Murphy (hereinafter referred to as Mortgagor) is well and truly indebted unto James F. Zupan

(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-Seven Thousand, Five Hundred and No/100----- Dollars (\$ 37,500.00 ) due and payable in One Hundred Twenty (120) equal monthly installments of Four Hundred Fifty-Four and 98/100 (\$454.98) Dollars each, commencing on the first day of July, 1975, and a like sum being due and payable on the same date thereafter of each successive calendar month until the entire amount of principal and interest have been paid in full.

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, in Gantt Township, containing 18.8 acres, more or less, and being more particularly described according to a plat prepared by Terry T. Dill, dated March 26, 1974, and is more particularly described as follows, tow-it:

BEGINNING at an iron pin on the northeast corner of the herein described tract; running thence South 27-23 East 606 feet to an iron pin and stone; running thence South 05-56 East 1,165 feet to an iron pin on the bank of the Saluda River; thence running along the Saluda River North 79-19 West 87 feet to a point on the bank of said river; thence running North 37-35 West 1,605 feet to an iron pin on South Carolina Highway 81; thence running along said highway North 58-30 East 780 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 whomsoever lawfully claiming the same or any part thereof.

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