

FILED
GREENVILLE, CO. S. C.

1975-10-30

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 26 4 06 PM '75
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Carroll Pitts, Monroe Davis and Joe Kennedy as local Trustees for The Church of God at Mauldin, South Carolina (hereinafter referred to as Mortgagor) is well and truly indebted unto Church of God General Board of Trustees: Joshua Thomas, Harold D. Medford, Paul Carroll, Haynes Lemons and Russell Fowler their heirs and assigns forever,

(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

Forty Thousand and No/100 ----- Dollars (\$ 40,000.00) due and payable

in equal monthly installments of \$334.40 for 20 years with the first payment commencing thirty (30) days after receipt of \$40,000.00 from Church of God General Board of Trustees, Cleveland, Tennessee

with interest thereon from to date at the rate of eight (8%) per centum per annum, to be paid:

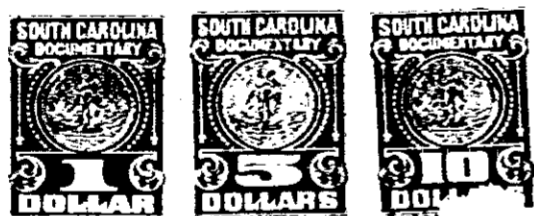
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 the Town of Mauldin, being known and designated as the Eastern portion of Tract A, in accordance with plat of Property of J. W. Clyde recorded in Plat Book EE at page 146 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center of Pelham Road (East Butler Avenue) at the southeastern corner of the intersection of Bon Air Drive, and East Burler Avenue, and running thence along the eastern side of Bon Air Drive, S. 39-28 E. 225 feet to pin; thence N. 44-01 E. 105 feet to pin; thence N. 39-28 W. 225 feet to pin in center of East Burler Avenue; thence along center of East Butler Avenue, S. 44-01 W. 105 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of E. L. Hamby recorded in Deed Book 640 at page 453.



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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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