

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
DONNE S. TANNERSLEY  
R.M.C.

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

WHEREAS, The Cathedral, a South Carolina Corporation,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust

(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

Twenty Thousand and no/100-----Dollars (\$20,000.00) due and payable

at the Mauldin Office of Bankers Trust, 104 South Main Street, Mauldin, South Carolina; this is a seven (7) year loan;

with interest thereon from this date at the rate of eight per centum per annum, to be paid: Payments of \$311.73 to commence on November 1, 1975, and to be paid on or before the first of each and every month thereafter until paid in full.

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, the Mortgagee's heirs, 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 located on the southwesterly side of U. S. Highway 276 and having, according to the plat of the property of THE CATHEDRAL, prepared by T. H. Walker, Jr., RLS, dated August 6, 1975, the following metes and bounds, to-wit:

BEGINNING on the southwest side of Frontage Road, which iron pin is located S. 33-36 E. 450 feet from the intersection of Log Shoal Road and running thence with the southwest side of the said Frontage Road S. 33-36 E. 822.2 feet to an old iron pin; thence along the property now or formerly of Marjorie M. Springfield Bond S. 44-00 W. 219.25 feet to an old iron pin; thence continuing with said Bond line, N. 43-23 W. 512 feet to an old iron pin; thence along the property now or formerly of Larry G. Ferguson, N. 43-18 W. 273.5 feet to an old iron pin in the intersection of Ridgecrest Drive; thence along property of grantor herein, N. 41-05 E. 360 feet to the beginning corner.

58.00



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 is 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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