

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

WHEREAS, GROVE ROAD BAPTIST CHURCH

hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

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 Five Thousand Five Hundred Sixteen and

80/100-----Dollars (\$ 25,516.80) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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 Mortgagee'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 in the Mortgage, 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, and being on the eastern side of GROVE Road, being known as Lot No. 9 and the adjoining five (5) feet of Lot No. 8 on plat of Grove Hills recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book P, Page 37, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Grove Road at the corner of Lot No. 10 and running thence with the line of said lot S. 66-18 E., 174.5 feet to an iron pin at the corner of Lot No. 31; thence with the line of said lot N. 48-00 E., 80 feet to an iron pin in line of property of Grove Road Baptist Church; thence with the line of said property N. 66-00 W., 186 feet, more or less, to an iron pin on Grove Road; thence with the eastern side of said road S. 13-37 W., 80 feet to the point of Beginning.

This mortgage is junior in lien to that certain mortgage executed in favor of Security Federal Savings & Loan Association in the original amount of \$9,600.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 1077, Page 291.



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.

4328 RV-21

9686