

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WEST GREENVILLE BAPTIST CHURCH

hereinafter referred to as Mortgagor) is well and truly indebted unto Juanita Freeman Cox and Anelia Cox Reese

(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 AND NO/100-----

Dollars (\$ 25,000.00) due and payable

\$438.34 per month for a period of 72 months or 6 years with payments first applied to interest and balance to principal with right to pay off at any time with the first payment to commence on Oct. 1, 1975

with interest thereon from date at the rate of 8 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 in 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, City of Greenville, on the northern side of Pendleton Street being known and designated as Lots Nos. 27 and 28 as shown on plat of bankrupt property of W. H. Irvine made by R. E. Dalton, Engineer, dated July, 1916, and also Lot No. 1 as shown on plat of Furman and Haynsworth land, the three lots being shown on the City Block Book at Sheet 19, Block 1, Lots 27, 28 and 29, and having according to a recent survey made by Jones Engineering Service dated August 14, 1975, said plat being in the name of West Greenville Baptist Church, the following courses and metes and bounds:

BEGINNING at an iron pin at the intersection of Irvine Street and Pendleton Street and running thence N. 19-07 E. 65.9 feet; running thence N. 13-27 E. 112 feet to iron pin, corner of property of West Greenville Baptist Church; running thence S. 72-00 E. 126.3 feet to an iron pin; running thence S. 67-58 E. 84 feet; running thence S. 22-14 W. 193.5 feet to an iron pin on Pendleton Street at sidewalk; running thence N. 65-28 W. 190.1 feet to the point of beginning.

ALSO: ALL of our rights, titles and interests in and to a strip of land 6.5 feet by 75 feet and being a portion of an original 13-foot alleyway, said property having been conveyed to James L. Cox by C. F. Haynsworth, Jr. as Administrator, C.T.A.D.B.N., of the Estate of H. J. Haynsworth, deceased, and Alester G. Furman, Attorney in Fact, said deed being recorded in Deed Book 451, page 148. It is the intention of the Mortgagors to mortgage all of their interest in and to said strip.



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.