

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 3 4 05 PM '75
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, We, Johnny R. Gilreath, Emory H. Watkins and Benjamin A. Spearman
Trustees of the Church of God
(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Four thousand two hundred eighty-four and no/100 --- Dollars (\$ 4,284.00) due and payable
in sixty monthly installments of \$71.40 each, beginning September 22, 1975 with a
like sum due on the 22nd day of each calendar month thereafter until entire amount
of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 12.37 per centum per annum, to be paid: _____ in advance

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 _____

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, designated on plat of property of Margaret Clark Childress and Louise Sullivan Watkins according to plat of C. C. Jones, Civil Engineer, dated September 20, 1961 and recorded in Plat Book ZZ, Page 51 in the R. M. C. Office for Greenville County and more particularly described according to said plat as follows :

BEGINNING on the south side of County Road at Greenville County Schools (John T. Burgess) property line ; thence S. 22-30 E. 68 feet to old iron pin ; thence S. 58-14 W. 108.3 feet along Spearman line crossing iron pin and going 18.8 feet to nail and cap, center of County Road ; thence N. 49-51 W. 172.7 feet along center of road to nail and cap ; thence N. 38-48 E. 53.7 feet to old iron pin on another County Road ; thence N. 85-40 E. 250.3 feet along the edge of said County Road to point of beginning, being the same property deeded to Gerald Downs, Julia Stewart and Louise Watkins as Trustees of the Church of God by deed of Margaret Tecola Childress and Louise Sullivan Watkins, deed dated December 27, 1962, recorded in the Office of R. M. C. for Greenville County in Book 713 at page 489.



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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