

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

3 11 1976  
J. H. T. TAYLOR  
R.H.D.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Reedy Fork Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust, Simpsonville, South Carolina, Office

(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 Dollars (\$ 4,000.00 ) due and payable for two years with interest from date at Nine Percent (9%), in eight (8) equal quarterly installments of Five Hundred Forty Eight and 22/100 (\$548.22) Dollars each commencing February 28, 1976 and each consecutive quarter thereafter until paid in full with interest computed first from each payment and the balance applied to Principal with the privilege of acceleration. with interest thereon from date at the rate of Nine per centum per annum, to be paid: Quarterly

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, Grove Township, on the Eastern side of Fork Shoals Road, being Lots Twelve (12) and Eleven (11) as shown on a Plat of property of John R. and Bernice L. Julian by Jones Engineering Service, C. C. Jones, Registered Professional Engineer and Land Surveyor No. 1144, dated June 24, 1971, the same being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin, joint corner of property now owned by Reedy Fork Baptist Church and Lot No. 12 on the East side of Fork Shoals Road, and running thence N. 63-45 E. 431 Feet to an iron pin, joint corner of Lots now or formerly known as Lots 13, 12 and 14; thence S. 30-39 E. 100.7 Feet to an iron pin; thence S. 30-39 E. 25 feet to an iron pin, joint rear line of Lots 12 and 11; thence along rear line of Lot No. 11 S. 20-54 E. 94 feet to an iron pin at joint corner of Lots 11 and 10; thence S. 69-41 W. 450.7 Feet, being line of division of Lots 11 and 10 to an iron pin in the east side of Fork Shoals Road; thence along said Road N. 20-54 W. 94 Feet to an iron pin at said Road; thence along said Road N. 20-54 W. 80 Feet to the point of Beginning.

THIS conveyance is subject to all easements, rights of way, roads and covenants and zoning regulations of record and apparent. This is a part of property shown as being in Tax District 80-585.1-1-22.1; and is a part of the property conveyed by John R. Julian and Bernice E. Julian to William R. Julian, as Trustee, as noted in Deed Volume 887, at Page 639, on 31 March, 1970, office of the R. M. C. for Greenville County.



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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