

MORTGAGE OF REAL ESTATE BY A CORPORATION OFFICE OF LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW,
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 3 4 08 PM '75
DENNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gospel Fellowship Association, Inc.

a corporation chartered under the laws of the State of Tennessee
(hereinafter referred to as Mortgagor) is well and truly indebted unto S & V Corporation

(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 Two Hundred Thirty Thousand and No/100ths

Dollars (\$ 230,000.00) due and payable

in accordance with the terms of said promissory note the final payment of which shall be due 10 years from the date hereof

with interest thereon from date at the rate of 7 1/2% 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, 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

ALL that certain piece, parcel or lot of land at the intersection of Batesview Drive and Wade Hampton Boulevard (U. S. Highway #29), in the City of Greenville and being a portion of the property shown on a plat of property of V. D. Ramseur and Sons and E. A. Gilfillin made by Piedmont Engineering Service, March 30, 1951, and recorded in the RMC Office for Greenville County in Plat Book AA, Page 29 and having the following metes and bounds to wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of the said Batesview Drive at Wade Hampton Boulevard and running thence with Batesview Drive, S. 25-13 E. 256.8 feet to an iron pin; thence S. 52-04 W. 171.5 feet; thence N. 31-31 W. 230.2 feet to an iron pin on Wade Hampton Boulevard; thence with the southern side of said Wade Hampton Boulevard N. 52-04 E. 200 feet to the point of beginning.



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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