

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 20 11 10 AM '78

BOOK 1300 PAGE 635

MORTGAGE OF REAL ESTATE
DORRIS S. TANNER-SELEY

R.H.S.
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, STANDING SPRINGS BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto BENNI K. ADDYMAN, TRUSTEE FOR THE ESTATE OF RUBY M. KNIGHT

(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

THIRTEEN THOUSAND ONE HUNDRED AND 00/100---- Dollars, \$ 13,100.00 due and payable

in sixty (60) consecutive monthly installments of \$265.63, with first payment coming due 30 days from date of mortgage and due on the same day of each month thereafter until paid in full.

Mortgagor has privilege of prepayment without penalty.

with interest thereon from date at the rate of eight 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 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, located on the south side of West Georgia Road, near Simpsonville, S.C., being shown and designated as 5.24 acres and 4.34 acres on a plat of Property of Ruby Margaret Knight, by C.O. Riddle, Reg. RLS, and being described as a whole, according to said plat, as follows:

BEGINNING at an iron pin on the line of property of Standing Springs Baptist Church and running thence along line of Bell property, S. 14-51 W., 222 feet to an iron pin; thence S. 13-56 W., 121.9 feet to an iron pin on line of property of Mullinax; thence along said Mullinax property line, S. 14-23 W., 204.4 feet to an iron pin; thence along line of Knight property, N. 69-29 W., 591.1 feet to an iron pin; thence continuing with said Knight property, N. 34-09 W., 346.1 feet to a spike on Stenhouse Road; thence with said Stenhouse Road, the following courses and distances: N. 55-23 E., 43.4 feet, N. 63-06 E., 213.8 feet to an iron pin, and N. 53-26 E., 330 feet to an old nail on Stenhouse Road; thence with property of Standing Springs Baptist Church, S. 54-31 E., 483.4 feet to an iron pin, being 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 of all 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 such 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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