

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 31 3 22 PM '76 MORTGAGE OF REAL ESTATE  
DONNIE S. TANKERSLEY, WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, MOUNTAIN GROVE BAPTIST CHURCH BY ITS TRUSTEES

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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-Nine Thousand and No/100

Dollars (\$ 29,000.00 ) due and payable

one year from date hereof

with interest thereon from date hereof at the rate of eight & one-half (8½%) per centum per annum, to be paid: semi-annually 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:

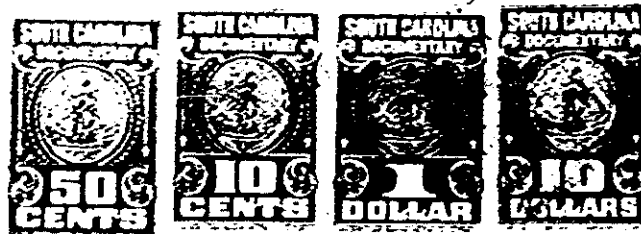
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Greenville, Gates Township, on the southern side of Old Buncombe Road, containing, 3 acres, more or less, according to a plat of property of Mountain Grove Baptist Church, surveyed and platted on June 9, 1953, by W. P. Morrow, and recorded in Plat Book DD at Page 202, and being further described as follows:

BEGINNING at an iron pin on the southern side of Old Buncombe Road at the common line of property now or formerly owned by McJunkin and running thence S. 23-30 W. 118 feet to an iron pin; thence running N. 80-37 W. 38.5 feet to an iron pin; thence running S. 15-22 W. 167 feet to an iron pin; thence running S. 85-14 E. 435 feet to an iron pin; thence running N. 1-11 W. 222 feet to an iron pin on the southerly side of Old Buncombe Road; thence running along said Old Buncombe Road, N. 75-18 W. 307.8 feet to an iron pin; the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, lying on the south side of the Old Buncombe Road, now S. C. Highway No. 415, and bounded by other land of grantor, Lawrence McKinney and S. D. McJunkin, and contains approximately four (4) acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pin on McJunkin's line 35 feet from corner in Highway, and running thence parallel to Highway N. 70-15 W. 159.3 feet to an iron pin; thence S. 15-00 W. 1032.2 feet to an iron pin on McKinney's line; thence S. 74-00 E. 143.2 feet to an iron pipe; thence with the McJunkin line to beginning corner N. 16-12 E. 774.7 feet to stone corner; thence N. 15-00 E. 244 feet to beginning corner.



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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