

MORTGAGE OF REAL ESTATE—Offices of <sup>FILED</sup> KENILWORTH, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.  
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 1 11 37 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

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

WHEREAS, we, C. DAVID MATTHEWS AND SUE K. MATTHEWS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FIRST BAPTIST CHURCH OF GREENVILLE,  
SOUTH CAROLINA

(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 Sixty Thousand and No/100 (\$60,000.00)

----- Dollars (\$ 60,000.00 ) due and payable

according to the terms thereof, said note being incorporated herein by reference

~~with interest thereon from the date of the making of this mortgage at the rate of ten percentum per annum, to be paid:~~

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, on the southeasterly side of Kenilworth Drive, near the City of Greenville, S. C., being known and designated as Lot No. 87 on plat entitled "Kingsgate" as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, pages 44 and 45 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Kenilworth Drive, said pin being the joint front corner of Lots 86 and 87 and running thence with the common line of said lots S. 26-54 E. 150.3 feet to an iron pin, the joint rear corner of Lots 86 and 87; thence S. 66-25 W. 137 feet to an iron pin, the joint rear corner of Lots 87 and 88; thence with the common line of said lots N. 22-19 W. 150 feet to an iron pin on the southeasterly side of Kenilworth Drive; thence with the southeasterly side of Kenilworth Drive N. 66-20 E. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John R. Cote of even date herewith to be recorded.



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.

RECORDED

4328 RV-21