

Man St. Travelers Rest S.C. FILED
GREENVILLE, CO. S. C.

BOOK 1375 PAGE 672

MORTGAGE OF REAL ESTATE -
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 18 9 26 AM '76
DONNIE S. TANKERSLAW MORTGAGE OF REAL ESTATE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CROSS PLAINS BAPTIST CHURCH

(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 **Thirty-Five Thousand and No/100**

Dollars (\$ 35,000.00) due and payable

one (1) year from date hereof

one-half (8½%)

with interest thereon from date at the rate of Eight & 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:

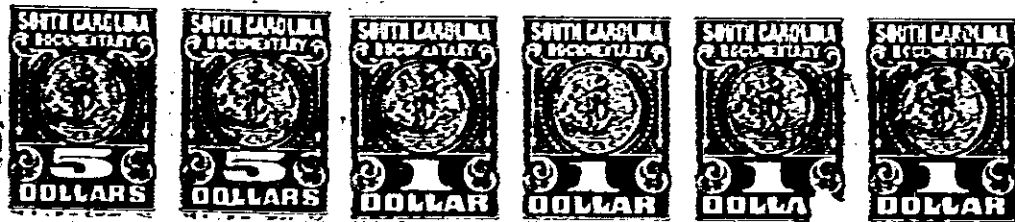
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.91 acres, more or less, situate on Old Tugaloo Road and Ridge Road, near State Highway #11 about four miles west of Tigerville in Saluda Township, as shown on Plat by H. S. Brockman dated November 10, 1955 and recorded in Plat Book FF at Page 360 in the RMC Office of the Greenville County Courthouse.

For derivation See Deed Book 11 at Page 580, Deed Book TT at Page 357 and Deed Book 540 at Page 227.

ALSO THE FOLLOWING: ALL that piece, parcel or lot of land located near Tigerville, County & State aforesaid, containing 2.06 acres, more or less, and according to Plat of Survey prepared by W. R. Williams, Jr. Engr./Surveyor #3979, Dated October 8th, 1975, having the following metes & bounds, to-wit:

BEGINNING at a N & C in center of Tugaloo Road and running S. 40-00 E. 350' to a corner I. P.; thence along the line of other property of Grantor S. 49-19 W. 232.8' to a corner I. P.; thence still along line of other property of Grantor N. 30-22 W. 622.8' to a spike in said Tugaloo Road; thence along the line of said Tugaloo Road, S. 57-28 E. 180' to a N & C; thence still along line of said Tugaloo Road, S. 79-37 E. 116.8' to a N & C in center of said Tugaloo Road, being point of beginning.

For derivation See Deed Book 1026, Page 939 ^{recorded Nov. 7,} dated ~~October-29,~~ 1975, C. L. Suter



Together with all and singular rights, members, herditaments, 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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