

SEP 24 2 14 PM '76

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Fairfield - McClelland Presbytery**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **The United Presbyterian Church in the United States of America, a 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

**Twenty Thousand** Dollars (\$ 20,000.00 ) due and payable  
in monthly installments of principal and interest of **Two Hundred Two and 50/100 (\$202.50) Dollars, commencing on the first day of November, 1976 for a total of 120 consecutive months, payments to be applied first to interest and then to principal with the privilege of acceleration.**

with interest thereon from **date** at the rate of **four** 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**

**ALL that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, situate on the corner of Hampton and Lloyd Streets, and having the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on Hampton Street (formerly West Street); thence along Hampton Street N. 41½ W. 116 feet 4 inches to an iron pin on corner of Lloyd Street; thence along Lloyd Street S. 39½ W. 204 feet 2 inches to an iron pin; thence S. 49 E. 136 feet 8 inches to an iron pin; thence N. 34½ E. 190 feet to the beginning corner.**

**THIS mortgage (or deed of trust) and the obligation which it secures shall become due and payable immediately upon the Mortgagor's (or Trustor's) ceasing to be connected with The United Presbyterian Church in the United States of America, or the premises subject to the mortgage (or deed of trust) be alienated, or sold, or abandoned or cease to be used for United Presbyterian mission purposes by the Mortgagor (or Trustor) except for the building upon the same premises of an improved or replacement facility.**

**THIS property was conveyed to Fairfield - McCellan Presbytery on December 28, 1962 by Matton Presbyterian Church, and recorded on January 31, 1963 in Deed Volume 715, at Page 365, Office of the Register of Mesne Conveyance for Greenville County.**



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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