

NO TITLE EXAMINATION.

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. **1403 PAGE 197**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

FILED
JUL 5 4 34 PM '78

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

GUNN W. S. TANKERSLEY

WHEREAS, TAYLORS FIRST BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. S. LOFTIS

(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 **FIFTEEN THOUSAND and no/100**-----

----- Dollars (\$ 15,000.00) due and payable

\$463.16 on January 1, 1978 and \$463.16 on the first day of each and every month thereafter until the entire principal sum and accrued interest is paid in full, said installments to be applied first to the payment of interest and the balance to principal,

with interest thereon from date at the rate of seven (7) per centum per annum, to be paid: monthly.

BY O.S.S.

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:

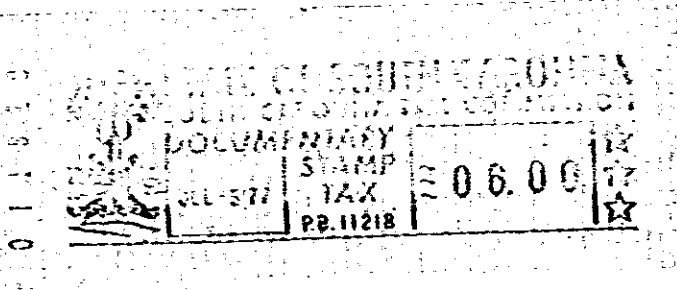
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, State of South Carolina, as shown on plat entitled "Property of J. S. Loftis" dated March, 1941 and recorded in Plat Book L at Page 27 in the RMC Office for Greenville County, S. C. and having according to said plat, the following courses and distances, to-wit:

Beginning at an iron pin on the southern side of National Highway 29, the joint front corner of the lot herein described and property now or formerly of Flynn Brothers, and running thence along the southern side of said highway, N. 77 1/4 E. 40 feet to an iron pin; thence S. 12 1/2 W. 135 feet to an iron pin on the right-of-way of the Southern Railroad; thence continuing with the northern side of said right-of-way, S. 77 1/4 W. 40 feet to an iron pin; thence N. 12 1/2 E. 135 feet to an iron pin on the southern side of National Highway 29, the point of beginning.

This is the same property conveyed to Taylors First Baptist Church by J. S. Loftis by deed of even date to be recorded herewith.

J. S. Loftis
109 W. Main Street
Taylors, SC 29687



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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