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GREENVILLE CO. S. C.

1405 PAGE 44

FIRST MORTGAGE ON REAL ESTATE

JUL 25 3 37 PM '77 MORTGAGE

STATE OF SOUTH CAROLINA }
DONNIE S. TANKERSLEY
R.M.C. }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: LARRY O'NEAL ESTEPP, ROY FURMAN
McKEE and J. E. SARGENT, as Local Trustees for the Church of God Simpsonville
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN
ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's prom-
issory note of even date herewith, the terms of which are incorporated herein by reference in the sum of-----

-----ONE HUNDRED THOUSAND AND NO/100-----

DOLLARS (\$100,000.00), with interest thereon from date at the rate provided for in said note, said principal
and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

August 1, 1997, and

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 purpose;

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, being shown as 5.92
acre tract on plat of "Property of Church of God, Simpsonville, S. C.", prepared by
T. Craig Keith, R.L.S., dated May 2, 1977, and having according to said plat, the
following metes and bounds, to wit:

BEGINNING at a point in the middle of Stokes Road at the joint corner with 7.84 acre
tract as shown on said plat, and running thence with the center line of Stokes Road,
S. 77-02 E., 144.0 feet to a point; thence continuing with the center line of Stokes
Road, S. 83-42 E., 360.0 feet to a point in said Stokes Road; thence leaving said
Stokes Road and running S. 28-30 W., 751.0 feet to a point at corner of 7.84 acre
tract as shown on said plat; thence with line of 7.84 acre tract N. 79-35 W., 242.0
feet to a point in center of drive; thence with the center line of drive and line of
7.84 acre tract N. 8-07 E., 603.0 feet to the beginning corner.

ALSO: A second mortgage on 7.84 acre tract as shown on plat of "Property of Church
of God, Simpsonville, S. C.", prepared by T. Craig Keith, R.L.S., dated May 2, 1977,
and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in center of Stokes Road, at the joint line with property of
Painter and running thence with the center line of Stokes Road, S. 77-02 E., 60.1
feet to a point at the joint front corner with 5.92 acre tract shown on said plat;
thence with the center line of Drive and the line of said 5.92 acre tract S. 8-07 W.,
693.0 feet to a point; thence continuing with said 5.92 acre tract S. 79-35 E., 242.0
feet to a point; thence S. 28-30 W., 561.9 feet to an iron pin; thence N. 63-30 W., 198.0
feet to a gum; thence N. 4-00 W., 264.0 feet to a sweet gum; thence N. 85-15 W., 205.3
feet to a stone; thence with line of property, now or formerly, of Painter, N. 28-30 E.
988.1 feet to the beginning corner.

As to the 7.84 acre tract, this mortgage is second and junior in lien to mortgage
in favor of A. W. Hawkins, dated August 29, 1974, and recorded in the RMC Office for
Greenville County in REM Volume 1321 at page 221, in the original amount of \$21,000.00.

This being the same property con-
veyed to the mortgagor by deed of
A. W. Hawkins dated August 29, 1974
and recorded in the R.M.C. Office
for Greenville County in Deed
Volume 1005 at page 315.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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