

Route 1
Fountain Inn, S.C. GREENVILLE CO. S.C. 1407-938
MORTGAGE OF REAL ESTATE-Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } JENNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } R.H.C. } TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. S. Peden, W. H. Peden, Jr., and John D. Rodgers, Trustees of Fairview Presbyterian Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Daniel Weathers and Brenda Faye Weathers Bruce

(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-six Thousand and No/100-----(\$26,000.00)

-----Dollars (\$ 26,000.00) due and payable as follows: \$2,000.00 principal plus interest at 8-1/2% on the unpaid balance semi-annually. Purchaser has right to pre-pay without penalty any time after three (3) years from date.

with interest thereon from date at the rate of 8-1/2% per centum per annum, to be paid: semi-annually

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 into 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 on plat of J. F. Weathers property, prepared by J. L. Montgomery, III, RLS, dated July, 1977, and being recorded in the RMC Office for Greenville County, S.C. in Plat Book 6 C at Page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in line of property of Fairview Presbyterian Church and running thence N. 74-30 W. 231.7 feet to an iron pin ; thence continuing with line of other property of Fairview Presbyterian Church, N. 73-11 W. 319.56 feet to an o. stone; thence N. 73-19 W. 13.35 feet to an old iron pin; thence S. 4-55 E. 60.58 feet to an old iron pin; thence S. 83-49 W. 205.42 feet to an old iron pin; thence with line of property now or formerly of Lewis, S 9-44 W. 708.71 feet to an old stump corner; thence S. 29-45 W. 153.7 feet to a stake; thence along property now or formerly of Coble and Neves, S. 32-17 E. 1087.06 feet to an old iron pin; thence N. 62-14 E. 269.12 feet to an old iron pin; thence N. 60-05 E. 763.78 feet to an iron pin; thence along property now or formerly of D. C. Watson, N. 12-4 1/2 W. 941.49 feet to an iron pin; thence S. 87-43 W. 351.26 feet to a point; thence N. 1-24 W. 275.0 feet to a point at the beginning corner.

THIS being the same property conveyed to the mortgagors herein by deed of James Daniel Weathers, Brenda Faye Weathers Bruce, Willie Mae Weathers, of even date, to be recorded herewith.

RECORDED
TAX 10.40
F.B. 11218

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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