

MORTGAGE OF REAL ESTATE--Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's Address:
123 N. Poinsett Hwy.
Travelers Rest, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

North Greenville Baptist Association (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the 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 Sixty-Four Thousand and

no/100ths-----DOLLARS (\$ 64,000.00),

with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid:

in 240 equal monthly payments of \$555.40 each commencing one month from date with a like payment on same date of each month thereafter until paid in full.

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, Town of Travelers Rest, on the Southwestern side of U.S. Highway No. 276 (Geer Highway) being shown and designated on Plat entitled "Property of Travelers Rest Federal Savings & Loan Association", dated September 29, 1960, prepared by R. B. Bruce, R.L.S., recorded in Plat Book UU at Page 99 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southwestern side of U.S. Highway No. 276 (Geer Highway) at the joint front corner of the within described property and property of T. J. Stokes and Roy Farnham, which iron pin is situated 189 Southeast of the intersection of Highway U.S. 276 and the center line of Church Road, and running thence along the curve of said highway S. 43-02 E. 50 feet to an iron pin; thence S. 37-25 E. 50 feet to an iron pin; thence S. 33-25 E. 34.5 feet to an iron pin at the joint front corner for property belonging to Jack S. Garrett; thence along the common line of said Garrett property S. 54-37 W. 119 feet to an iron pin; thence N. 33-50 W. 32.3 feet to an iron pin; thence S. 53-00 W. 88 feet to an iron pin on the right-of-way of the G & N Railroad; thence along the right-of-way of said railroad which is situate 15 feet from the centerline thereof N. 30-15 W. 35 feet to an iron pin at the joint rear corner of the within described property and property of Stokes and Farnham; thence along the common line of said properties N. 35-10 E. 207.7 feet to an iron pin, the point-of-beginning.

DERIVATION: Deed from Poinsett Federal Savings and Loan Association (formerly Travelers Rest Federal Savings and Loan Association) recorded in the RMC Office for Greenville County on February 15, 1978 in Deed Book 1673, Page 739.

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.

RECORDED IN BOOK 1423 PAGE 435

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