

FILED  
GREENVILLE CO. S. C.

BOOK 1431 PAGE 579

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAY 9 9 46 AM '78  
DONNIE S. TANKE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Second Baptist Church of Travelers Rest, S. C.**

(hereinafter referred to as 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 **Twenty Thousand and No/100**

Dollars (\$ 20,000.00 ) due and payable

**Two Hundred and No/100 Dollars (\$200.00) per month beginning June 1, 1978, and Two Hundred and No/100 Dollars (\$200.00) on the 1st day of each and every month thereafter until paid in full.**

with interest thereon from **hereon** at the rate of **8½** 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, in Bates Township, just North of Travelers Rest, South Carolina, and being known and designated as Lot No. 56 McAlister Street of a Sub-division of Ray E. McAlister's property as shown on a plat thereof made by Pickell & Pickell, Engineers, as revised January 21, 1952, recorded in Plat Book EE at Page 92, and having according to said plat the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin on the Northeast side of McAlister Street, joint front corner of lots nos. 55 and 56 and running thence with the Northeast side of McAlister Street, N. 48-20 W. 100 feet to an iron pin at the joint front corner of Lots Nos. 56 and 57; thence with the common line of the last mentioned two lots, N. 41-40 E. 225 feet to an iron pin, the joint rear corner of lots nos. 56 and 57; thence with the common rear line of lots nos. 56 and 59, S. 48-20 E. 100 feet to an iron pin, the joint rear corner of lots nos. 56 and 55; thence with the common line of the last mentioned two lots, S. 41-40 W. 225 feet to an iron pin on McAlister Street, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

Derivation: Flora W. Batson, Viola W. Vaughn, Pearl W. Bennett and James A. Willis, Deed Book 864, page 398, recorded March 21, 1969.

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DOCUMENTARY  
STAMP  
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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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