

MORTGAGE OF REAL ESTATE

GREENVILLE CO. S. C.

BOOK 1437 PAGE 886

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

10 9 59 AM  
DORRINE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Sans Souci Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jessie H. Watkins, Maria Watkins Foster, and Susan Hays Watkins

(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-eight thousand and no/100-----Dollars (\$ 28,000.00----) due and payable in equal monthly installments of \$267.59 each and every month commencing August 8, 1978 and terminating on August 8, 1993

with interest thereon from at the rate of 8% per centum per annum, to be paid as above

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:

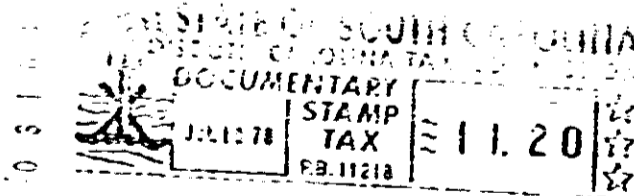
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township being known and designated as a portion of Lot No. 203 as shown on plat of Sans Souci Baptist Church made by David C. Kirk June 27, 1978 and recorded in the RMC Office for Greenville County at Plat Book at page and having the following metes and bounds, to wit;

BEGINNING at an iron pin at a point along Old Buncombe Road 139 feet from the intersection of Old Buncombe Road and Franklin Road and running thence N. 33-00 E. 200 feet to an iron pin on a ten foot alley, thence running along said alley N. 57-32 W. 65 feet to an iron pin running thence S. 33-00 W. 200 feet to a point at the edge of the Old Buncombe Road; running thence along Old Buncombe Road S. 57-32 E 65 feet to the point of beginning and being all of Lot No. 203, less, however, a strip of 2 feet reserved by the Grantor, herein, and shown on plat above referred to. Reference to said plat is hereby craved for a more accurate description.

Jessie H. Watkins  
Marie Watkins Foster  
Susan Hays Watkins

This being the same property conveyed to the Mortgagors herein by deed of Marie Watkins Foster of even date, to be recorded herewith.

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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 such 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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