

MORTGAGE OF REAL ESTATE  
GREENVILLE, CO. S.C.

Mortgagee's Address: 3 Stone Lake Court  
Greenville, S.C. 29609

STATE OF SOUTH CAROLINA } 25 10 50 AM '78  
COUNTY OF GREENVILLE }  
BY W.C. S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

200-1439 or 147

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, United Methodist Church, Greenville District by its duly authorized trustee  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary J. Peden

(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

Forty Four Thousand Five Hundred and No/100 ----- Dollars (\$ 44,500.00 ) due and payable

In two equal installments of Twenty Two Thousand Two Hundred Fifty and No/100 (\$22,250.00) Dollars. The first installment shall be due on June 2, 1979, and the entire balance shall be due on June 2, 1980. Payments may be anticipated after January 1, 1979.

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid:

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:

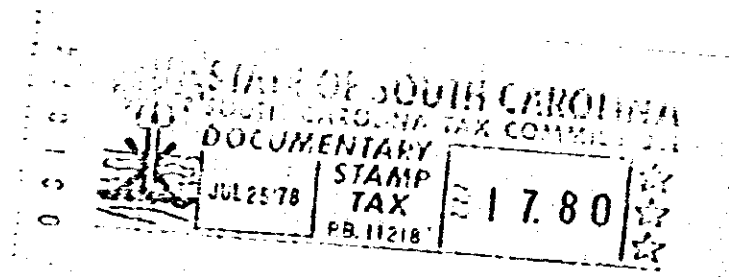
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

All that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville located at the intersection of Riley Smith Road and Black Drive and containing 4.494 acres as shown on plat entitled "Property of Mary Jane Peden" dated June 15, 1978 and having such metes and bounds as appears thereon.

This being the same property conveyed to the Mortgagor by deed of Mary Jane Peden dated July 13, 1978 and to be recorded herewith.

This mortgage is executed pursuant to a duly authorized Resolution adopted by the Grantor on May 28, 1978, according to paragraph 2413.2 of the 1976 Book of Discipline of the United Methodist Church.



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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