

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, we, William R. Hightower and Carroll D. Hightower

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marietta First Baptist Church, Board of Deacons as Trustees: T.T. Adkins, P.D. Jarrard, II, James E. Guest, D.P. Garrick, L.O. Baker, Jr., J.R. Darnell Edward R. Cawley, H. Ross Dover, and William Earle Epps

(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 Six Thousand Five Hundred and no/100-----

-----Dollars (\$6500.00) due and payable a cash downpayment of \$3000.00 on July 20, 1978 and a payment of \$100.00 cash on the first day of January, 1979 with a like payment of \$100.00 cash on the 1st day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal

with interest thereon from August 1, 1978 at the rate of 8 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, Bates Township, at Marietta, being shown as a part of Lot 7 on plat of Daisy B. Cleveland property recorded in Plat Book M, Page 7 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batson Street, which iron pin is situate 100 feet south of the intersection of Jackson Avenue, and running thence S. 58-29 E. 150 feet to an iron pin; thence S. 25-15 W. 187.3 feet to an iron pin; thence N. 47-15 W. 150 feet to an iron pin; thence along the eastern side of Batson Avenue N. 22-56 E. 153.8 feet to the point of beginning.

This is the same property conveyed to R. L. Townsend in Deed Book 344, Page 395 who died intestate August 8, 1948, as will appear by reference to Apt. 979, file 6 of the Probate Court, leaving Essie Townsend, Jacob L. Townsend, Margie Sue T. Jones, Nancy K. Whitmire and Robert Lee Townsend, Jr., as his sole heirs and distributees.

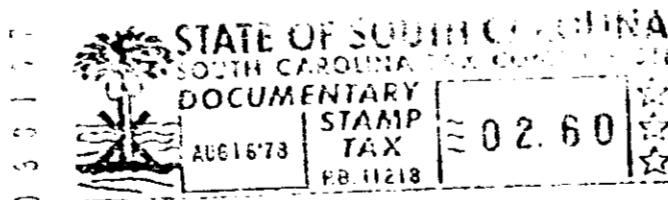
* This is the same property conveyed to Grantors by deed recorded in EMC Office for Greenville County in Book 832 at Page 359 on the 9th day of November, 1967.

The sale of this property authorized by action of the Marietta First Baptist Church in regular conference, on May 29, 1977.

This property conveyed subject to all covenants of restrictions, right-of-ways and easements on the ground or of record as of this date. This includes all zoning ordinances.

This is a purchase money mortgage.

* This title recorded in Book 832 at Page 359 on the 9th day of November, 1967 was deeded to the Deacons of the Marietta First Baptist Church heretofore referred to as Grantors by deed of R. L. Townsend heirs: Essie Townsend, Jacob L. Townsend, Margie Sue T. Jones, Nancy K. Whitmire and Robert Lee Townsend, Jr..



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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