

GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE -  
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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1444 PAGE 77

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Taylors First Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles Taylor Kendrick, John Oliver Kendrick, and Frank Gilreath Kendrick

(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-eight Thousand and No/100-----Dollars (\$ 48,000.00 ) due and payable

with interest thereon from date at the rate of Seven (7%) per centum per annum, to be paid: in equal annual installments of \$11,707.20

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:

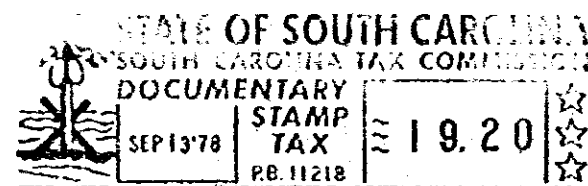
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near Taylors, South Carolina, containing ten and one-half (10 1/2) acres, more or less, on the western side of Taylors Road and having, according to a plat prepared for Taylors First Baptist Church by Gould and Associates, Surveyors, dated June 12, 1978, the following metes and bounds, to-wit:

Beginning at a nail and bottle cap in the center line of Taylors Road (also over the center line of Marrow Bone Creek) and running along the center line of Marrow Bone Creek as the property line, S. 72-21 W. 46.03 feet to a stake; thence N. 34-35 W. 52.63 feet to a stake; thence S. 62-30 W. 75.2 feet to a stake; thence N. 67-39 W. 196.57 feet to a stake; thence S. 20-00 W. 47:09 feet to a stake; thence N. 87-28 W. 69.15 feet to a stake; thence S. 72-19 W. 76.35 feet to a stake; thence N. 52-41 W. 84.08 feet to a stake; thence N. 82-11 W. 232.1 feet to a stake; thence S. 59-44 W. 93.65 feet to a stake; thence N. 83-16 W. 54.94 feet to a stake; thence leaving Marrow Bone Creek and running N. 29-28 E. 1,006.9 feet to center line of a 24 inch Twin Oak; thence N. 77-20 E. 6.7 feet to an iron pin at the northwest corner of lot now or formerly of Howard; thence turning and running along the Howard Property line S. 12-40 E. 140 feet to an iron pin; thence turning and running along the Howard Property line N. 77-20 E. 187.1 feet to a nail and bottle cap in center line of Taylors Road; thence turning and running along the center line of Taylors Road S. 13-01 E. 452.70 feet to a nail and bottle cap; thence turning and running along property now or formerly of Davis S. 77-11 W. 184.5 feet to an iron pin; thence turning and running along Davis line S. 12-49 E. 70 feet to an iron pin; thence turning and running along Davis Property N. 77-11 E. 185.1 feet to a nail and bottle cap in the center line of Taylors Road; thence along the center line of Taylors S. 13-19 E. 341.33 feet to the point of beginning.

This mortgage is executed by the undersigned representatives of Taylors First Baptist Church pursuant to Resolution adopted at a duly held conference of the Church body on the 14th day of May, 1978.

This being the same property conveyed unto the Mortgagor herein by deed from Charles Taylor Kendrick, et al, of even date to be recorded herewith.

2-SE1378 003



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.