

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
NOV 17 1978  
LAWYER S. STANWISLEY  
CLERK

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Monaghan United Methodist Church,

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank,

(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-five Thousand Seven Hundred Thirty-three and 40/100---

-----Dollars (\$25,733.40 ) due and payable in sixty (60) monthly installments of \$428.89, with the first payment being due and payable on December 10, 1978. All monthly installments include principal and interest,

with interest thereon from date at the rate of 11.25 per centum per annum, to be paid: in each monthly installment.

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:

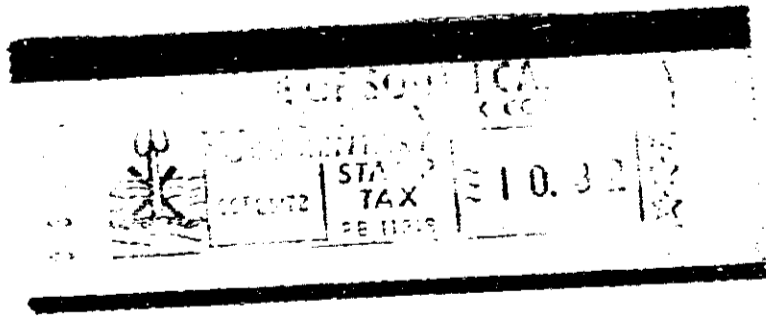
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, at the Northwestern corner of McBeth Street and Hellams Street in the Monaghan Mills Village as shown on a plat entitled "Plat Showing Property of Victor-Monaghan Company" made by Pickell & Pickell, Engineers, April 24, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book DD, at page 75, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the Northwestern corner of McBeth Street and Hellams Street, and running thence along the Northern side of McBeth Street N. 79-25 W. 45 feet to an iron pin at the Southeastern corner of Lot 109, Section 3, of the Monaghan Mills Village property; thence along the line of said Lot 109, Section 3, N. 10-42 E. 93.1 feet to an iron pin on the Southern side of a 15 foot alley; thence along the Southern side of said 15 foot alley S. 79-11 E. 36.9 feet to an iron pin on the Western side of Hellams Street; thence along the Western side of Hellams Street S. 5-35 W. 93.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagee by deed of J. P. Stevens & Co., Inc., dated May 28, 1953, and recorded in Deed Book 479, pages 261 and 262. R.M.C. Office for Greenville County.

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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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