

GREENVILLE CO. S. C.

FEB 21 12 14 PM '79

BOOK 1458 PAGE 20

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

C
O
U
N
T
Y
O
F
G
R
E
E
N
V
I
L
L
E

WHEREAS, Hallmark Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. Warren McLeod

(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 Eleven Thousand Five Hundred Forty and 37/100-----

Dollars (\$ 11, 540. 37) due and payable

at the rate of \$287.19 per month for forty-eight (48) months, beginning March 1, 1979,

2
5
C
A
I

with interest thereon from date hereof at the rate of nine (9) 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:

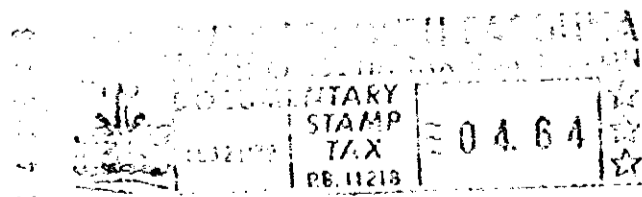
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, situate, lying and being at the northwestern corner of the intersection of Bethel Church Road and Verdin Road, shown on a survey and plat dated July 8, 1971, entitled "Property of P. Warren McLeod" prepared by T. H. Walker, Jr., R. L. S., said plat being recorded in the R. M. C. Office for Greenville County in Plat Book SSS at Page 430, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Bethel Church Road, said point being 824 feet west of the intersection of Bethel Church Road and Verdin Road and running thence N. 6-19 E., 530 feet to an iron pin; thence S. 77-12 E., 824 feet to a nail and cap in the center of Verdin Road; thence with the center line of Verdin Road, S. 6-19 W., 530 feet to a nail and cap in the center of the intersection of Bethel Church Road and Verdin Road; thence with the center line of Bethel Church Road, N. 77-12 W., 824 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by P. Warren McLeod by deed dated July 27, 1978 and recorded in the R. M. C. Office for Greenville County in Deed Book 1084 at Page 44.

This is a second mortgage, being junior in lien to mortgage given by Hallmark Baptist Church to First Federal Savings and Loan Association in the original amount of \$23, 017. 11 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1439 at Page 568.



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.

4328 RV-2