

MORTGAGE - CORPORATION FORM - John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
FEB 31 3 25 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SOUTHSIDE BAPTIST CHURCH, and eleemosynary corporation organized and existing under the laws of the State of South Carolina. (hereinafter referred to as Mortgagor) is well and truly indebted unto

LEOLA F. SMITH, as life tenant, MILDRED A. SMITH, MICHAEL F. SMITH and DOUGLAS LEE SMITH

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, in the sum of: Sixty-eight Thousand Six Hundred Twenty-five and no/100ths ----- Dollars

(\$ 68,625.00) due and payable as provided for under the terms and conditions of said note, which are incorporated herein by reference and made a part hereof as though they set forth herein, with interest thereon from date at the rate of 10 per centum per annum, to be paid as provided for in said note; and,

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 piece, parcel or tract of land, containing 18.3 acres, more or less, situate, lying and being on the northern side of the Woodruff Road, (South Carolina Highway No. 146), in Butler Township, Greenville County, South Carolina, being a small portion of property shown on a PLAT OF THE PROPERTY OF GRADY L. SMITH, made by W. J. Riddle, Surveyor, dated May 2, 1934, and a portion of 68.21 acres on a plat of the PROPERTY OF GRADY L. SMITH, made by W. J. Riddle, Surveyor, dated May 10, 1943, recorded in the RMC Office for said county and state in Plat Book N, page 79, and having according to a recent survey for SOUTHSIDE BAPTIST CHURCH, made by Williams and Plumblee, Inc., Engineers, dated March, 11, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the Woodruff Road at the corner of other property retained by the Grantors (said iron pin being located 181 feet east of the northeastern corner of the intersection of the right of way of South Carolina Highway No. 14 with Woodruff Road), and from beginning point running thence N. 17-26 E., 178.3 feet to an iron pin; thence along the line of property owned by the heirs of C. M. and Kate S. Maxwell, N. 12-39 E., 688.9 feet to an iron pin; thence along the line of five acres sold to Asheton, Inc., S. 77-22 E., 449.9 feet to an iron pin; thence continuing along the line of said property, N. 12-38 E., 472 feet to an iron pin; thence continuing along the line of property of Asheton, Inc., S. 74-11 E., 363.5 feet to an iron pin; thence with the remainder interest division line established by the Court of Common Pleas by its Decree dated July 25, 1980, in Judgment Roll 80-4199, S. 13-34 W., 756.2 feet to an iron pin; thence continuing along said remainder division line, S. 27-37 W., 519.1 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of the right of way of Woodruff Road, N. 82-28 W., 810.9 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by the Mortgagees by deed to be recorded simultaneously herewith.

Any releases from the lien of this mortgage of any part of the above described property and all payments of the principal and interest on the within mortgage and the note which it secures shall be governed and controlled by the terms and conditions of that certain Mortgage Release/Agreement and Payment between the Mortgagor and the Mortgagees of even date herewith recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1536 page 738, the terms and conditions of which are incorporated herein by reference and made a part and parcel hereof as though fully set forth herein.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C. IN MORTGAGE BOOK 1536 PAGE 738

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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