

MORTGAGE OF REAL ESTATE

PL. 208 323
PICKERS, S.C. 29671
BOOK 1537 PAGE 712

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S.C.
APR 5 1 54 PM '81
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Faith Tabernacle Baptist Church Board of Trustees

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar Smith

(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 Sixty Five Thousand and 00/100

Dollars (\$65,000.00) due and payable

monthly (principal and interest) beginning May 1, 1981 with payments of Nine hundred four and 32/100 (\$904.32)

with interest thereon from May 1, 1981 at the rate of 16 per centum per annum, to be paid: April 1, 2001

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:

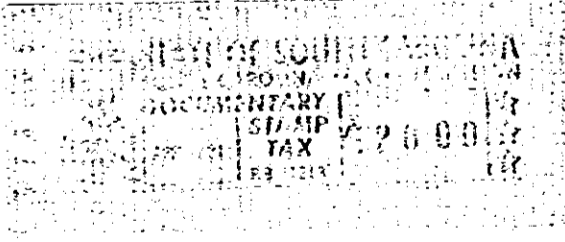
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ALL those eight adjoining lots located in said State and County in Greenville Township, being known and designated as Lots Number 2, 3, 4, 5, 6, 7, 13 and 14 on a plat entitled, "Plat of D. T. Smith's Lots", prepared by W. D. Neves, Engineer, dated May 17, 1918, and recorded in the RMC Office for Greenville County in Plat Book F at Page 27 and having such metes and bounds as appear by reference to such plat. The subject lots are bounded on their northwesterly side by Lindall Avenue; on their southerly side by Pendleton Road; and on their easterly side by Iola Street.

THIS is the identical property conveyed to the Mortgagor by deed of Edgar Smith, recorded in Deed Book 1145 at Page 951 on April 9, 1981 in the RMC Office for Greenville County.

This conveyance is made by the undersigned in their official capacity as trustees of Faith Tabernacle Baptist Church as authorized by the vote of said congregation on

The funds payable and secured hereunder are to be applied by the mortgagee first to the satisfaction of a note and mortgage to Home Savings and Loan Association of the Piedmont, Easley, South Carolina, said mortgage being recorded in Volume 1536, Page 81 on March 25, 1981.



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which has the address of Pendleton Road, Greenville, S.C.

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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