

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1511 PAGE 14

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD W. SPERSLEY

WHEREAS, HERITAGE BAPTIST CHURCH, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAVOTTA TAYLOR, JIMMIE B. TAYLOR AND LILLIE B. TAYLOR

(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-Three Thousand and no/100ths-----
-----Dollars (\$23,000.00) due and payable

as set forth by note of Mortgagors of even date

with interest thereon from date at the rate of ^{per note} per centum per annum, to be paid per note

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, on the West side of Main Street, said lot being bounded and described as follows: 161.5 feet more or less on the North; on the East by Main Street a distance of 43 feet more or less and on the South by a distance of 161.5 feet more or less, and on the West by a street for a distance of 43 feet more or less.

ALSO:

ALL that certain lot, piece, parcel of land in the Town of Fountain Inn, Greenville County, State of South Carolina being described, to-wit:

COMMENCING at an iron pin at the corner of property formerly belonging to L. P. Armstrong and known as the stable property and running thence with Armstrong's line, 109 feet to bank on C. & W. C. R.R.; thence N. 61.5 W. 34 feet to an iron pin, corner of property formerly belonging to J. W. Givens; thence with Given's property N. 52-3/4 E., 122 feet to an iron pin; thence 37.5 E., 33 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors herein by deed of Javotta Taylor, Jimmie B. Taylor and Lillie B. Taylor, of even date, to be recorded herewith.

Mortgagee's address: S. Main Street, Fountain Inn, SC 29644

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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 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.

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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