

CR. FILED

BOOK 1555 PAGE 866

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE S. C.

TO ALL WHOM THESE PRESENTS MAY COME

OCT 10 1981
JGKH
R.M.C. STEWERSLEY

WHEREAS, **Rockvale Baptist Church, A South Carolina Elymossynary Corporation**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Harriet B. Stevens**

(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

Thirty Thousand Seven Hundred and no/100 (\$30,700.00) Dollars (\$30,700.00) due and payable on the fifteenth day of each and every month, payments in the amount of **Four Hundred Twenty Five and 25/100 (\$425.25).**

with interest thereon from **September 15, 1981** the rate of **16 1/2%** per centum per annum, to be paid: **September 15, 2011**

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, Gantt Township, about four miles from the Greenville County Courthouse, on U. S. Highway No. 20, containing 0.86 acres and shown on a plat entitled "Property of Jack H. Turner and Virginia D. Turner" made by Jones Engineering Service on December 23, 1965, and having according to this plat, the following metes and bounds:**

BEGINNING at an iron pin on the line of property owned by Style-Crafters, Inc., and running thence along the line of that property and being along the original property line of the grantor herein **S. 22-02 W. 300 feet to an iron pin; thence N. 63-21 W. 25 feet to an iron pin; thence N. 4-14 E. 321.6 feet to an iron pin; thence N. 25-42 W. 100 feet to an iron pin; thence N. 77-53 E. 125 feet to an iron pin on the original property line of the grantor herein; thence along the original property line S. 12-07 E. 175 feet to the point of beginning.**

ALSO conveyed herein is all of the right, title and interest of the grantor in and to that certain easement for the purpose of ingress and egress from Highway 20 to the above described lot of land which easement runs from said Highway and is located along the northern boundary of property of Gladys C. Beam and then along the eastern boundary of her property to the above described lot. The metes and bounds of the northern and eastern boundaries are N. 61-20 E. 370 feet and S. 12-07 E. 242 feet. Said easement is more fully described in deed dated December 28, 1965 and recorded in the R. M. C. Office for Greenville County in Deed Volume 789 at page 15.

ALSO conveyed is all of our right, title and interest in and to the water line installed by Jack H. Turner and Virginia D. Turner to the within described property from U. S. Highway No. 20, and all our rights, if any, to the continued use, repair and maintenance of said line.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed unto the Grantor herein by deed/recorded in the RMC Office for Greenville County in Deed Book 996 at page 887 and recorded in said office April 10, 1974.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
OCT 19 1981 \$ 12.28
R3 1213

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 who may ever lawfully claiming the same or any part thereof.

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