

MORTGAGE OF REAL ESTATE

1558 510

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RECORDED
S. C. MORTGAGE OF REAL ESTATE
L WHOM THESE PRESENTS MAY CONCERN:
4 21 PM 1981
M.C. ERSLEY

WHEREAS, Harvest Baptist Church of Simpsonville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 Five Thousand

Dollars (\$ 35,000.00) due and payable

with interest thereon from even date at the rate of 15 1/2 per centum per annum, to be paid: According to said 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, being in the southeastern portion of Greenville County on the north side of Harrison Bridge Road, where Harrison Bridge Road crosses Laurens Road (US Highway 276), being shown and designated as 2.12 acres according to a Plat prepared by Freeland and Associates, dated November 19, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8 V, Page 33, reference being made to said Plat for metes and bounds description of said property.

DERIVATION: This being a portion of the same property conveyed to Mortgagor herein by deed of Frank S. Leake, Jr. as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1146, Page 619, on April 20, 1981.

AUTHORIZATION for Mortgagor herein to encumber said property and to enter a note secured by this mortgage was granted by a majority vote of the membership during a regular business meeting on November 15, 1981.

RECORDED
SOUTH CAROLINA
DOCUMENTARY
1981

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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 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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