

State of South Carolina

County of Greenville

GR... FILED ... S. C. MAR 11 3 45 PM '82 ... MARCH 11

BOOK 1585 PAGE 89 Mortgage of Real Estate



THIS MORTGAGE made this FIRST (1st) day of MARCH, 19 82

by National Singing Convention of South Carolina, Inc., and National Baptist Church, an unincorporated association (hereinafter referred to as "Mortgagor") and given to SOUTHERNBANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is McAlister Square, Greenville, South Carolina

WITNESSETH:

THAT WHEREAS National Singing Convention of South Carolina, Inc. and National Baptist Church, an unincorporated association is indebted to Mortgagee in the maximum principal sum of Three Thousand Four Hundred Eighty-Four and 80/100 Dollars (\$ 3,484.80), which indebtedness is evidenced by the Note of said mortgagors of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is March 8, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference. The net proceeds of this loan are \$2,700.00.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagee by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 3,484.80, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain piece, parcel or lot of land, being known and designated as Lots Nos. 34 and 36, and a portion of Lots Nos. 31 and 33, as described on a plat of property of H. B. Bates made by R. E. Dalton, Engineer, and recorded in the RMC Office for Greenville County, S.C. in Plat Book F at Page 32, and having such metes and bounds as appear thereon. The portion of Lots Nos. 31 and 33 herein conveyed are that portion of each lot owned by the grantor herein and being the remaining portion of said Lots Nos. 31 and 33 from that which heretofore was conveyed to Johnson in Deed Book 691 at Page 450 in the RMC Office for Greenville County, S. C.

This is the same property conveyed to the mortgagors herein by New Testament Holiness Church, Inc., by deed dated and recorded October 23, 1975, in the RMC Office of Greenville County, in Deed Book 1026, Page 497.

2 MAR 11 1982 822

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP 301.40

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

20-028

0061

4328 RV-20