

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
APR 2 12 28 PM '82
DONN... TRAMERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1567 PAGE 198

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Overbrook Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donna Lee Pack

(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-six Thousand and No/100 - - - - - Dollars (\$ 26,000.00) due and payable as follows: the sum of \$325.00 per month, commencing May 1, 1982 and continuing for one year and commencing on MAY 1st, 1983 the sum of \$419.48 and the sum of \$419.48 each month thereafter until 120 monthly payments have been made, with each payment applied first to interest and balance to principal. This mortgage cannot be paid in full for a period of one year from date. ***

with interest thereon from date at the rate of 15% per centum per annum, to be paid: MONTHLY

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:

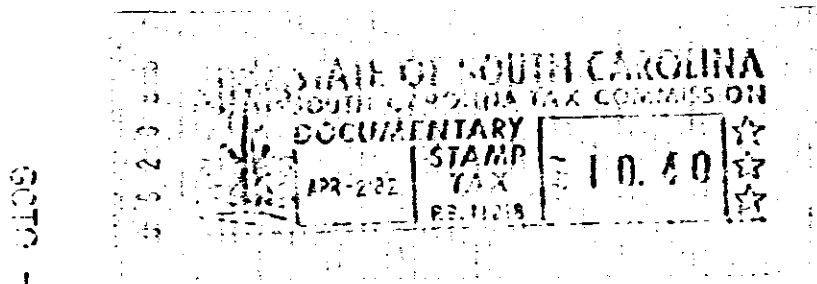
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greenville, on the northwesterly side of Prescott Street, being known and designated as Lot No. 45 and northern one-half of Lot No. 46 on plat of Isaqueena Park as recorded in the RMC Office for Greenville County in Plat Book P, pages 130 and 131, and having according to a more recent survey prepared by R. K. Campbell, entitled "Property of B. L. Pack", the following metes and bounds, to wit:

BEGINNING at iron pin on northwesterly side of Prescott Street, said pin being joint front corner Lots 44 & 45, and running thence with northwesterly side of Prescott Street S. 28-48 W. 71.7 feet to iron pin, joint front corner Lots 45 & 46; thence continuing with northwesterly side of Prescott Street S. 22-19 W. 36.5 feet to iron pin in line of Lot 46; thence running parallel through Lot 46 N. 50-35 W. 221.7 feet to iron pin in line of Lot 90; thence N. 39-25 E. 105 feet to iron pin, joint rear corner Lots 44 & 45; thence with common line of Lots 44 & 45, S. 50-35 E. 197.3 feet to iron pin on northwesterly side of Prescott Street, point of beginning.

This being the same property conveyed by the said Donna Lee Pack to the Overbrook Baptist Church by deed of even date and recorded simultaneously with the Mortgage.

***After one year from the date of this mortgage, the Mortgagor shall have the right to anticipate the whole amount or any part thereof at any time.



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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