

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

9:53 AM '82
SLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHURCH OF GOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luther W. Fowler and Vera Lee J. Fowler
*Morris Rd, Rt 6
Spartanburg, S.C.*

(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

Fifty Three Thousand Five Hundred & No/100 Dollars (\$ 53,500.00) due and payable

with interest thereon from date at the rate of twelve per centum per annum, to be paid:
as per the terms of said rate

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

All that certain piece, parcel or lot of land lying, being and situate in the State and County aforesaid in Austin Township about two miles southeast from Mauldin, S.C. on the northern side of U.S. Highway 276 and being part of Tract No. 1 as shown on plat of property of the W.T. Fowler estate, said plat made by W.J. Riddle, Surveyor, on August 5, 1939, and being more fully described as follows: Beginning at a point in the center of said highway joint corner of Wallis Balcome property and running thence with the Balcome line N. 20-30 E. 25.5 feet to an iron pin on the northern side of said highway; thence N. 20-30 E. 170 feet to an iron pin; thence S. 62-50 E. 69 feet to an iron pin; thence S. 20-30 W. 170 feet to a point on the side of said highway; thence continuing S. 20-30 W. 25.5 feet to the center of said highway; thence with the center of said highway N. 62-50 W. 69 feet to the beginning corner.

This is the property conveyed to Mortgagor by deed of Mortgagee dated and filed concurrently herewith.

RECORDED IN THE PUBLIC OFFICE OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
ON 9/21/82
DOCUMENTARY
STAMP
21 AD

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the ren's, 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 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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