

Mortgagees Address: P. O. Box 107, Greer, S. C. 29652
OCT 26 2 23 PM '82 CORRECTIVE AMENDED (NO STAMPS REQUIRED)
STATE OF SOUTH CAROLINA
COUNTY OF Greenville DONN L. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FRANK McELRATH

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHURCH OF THE GOOD SHEPHERD, Episcopal, Greer, South Carolina

August 5, 1982

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~XXXXXX~~, the terms of which are incorporated herein by reference, in the sum of

EIGHTEEN THOUSAND AND NO/100ths Dollars (\$18,000.00) due and payable in 120 monthly installments of \$258.26 each beginning September 5, 1982 and continuing until principal and interest have been paid in full. Mortgagor shall have privilege of anticipation without penalty.

with interest thereon from date at the rate of 12.00 per centum per annum, to be paid monthly as aforesaid

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, adjacent to the City of Greer, containing 3.64 acres, more or less, in accordance with a plat entitled, "Property of Frank McElrath", prepared by Kermit T. Gould, Land Surveyor, dated September 15, 1982, a copy of which is being recorded herewith. The subject property fronts on Bright Road.

The subject property is the major portion of the property conveyed to the Mortgagor by deed of the Mortgagee recorded on August 9, 1982 in Deed Book 1171 at page 682. Reference is also made to a deed from Calvary Road Independent Baptist Church, dated September 30, 1982 to be recorded of even date herewith.

It is agreed that any payment not received within fifteen days of due date shall be subject to a late payment penalty of 5% of the payment.

It is further agreed and understood that this mortgage and the note it secures, shall become immediately due and payable if the subject property is transferred by deed or contract without the prior written consent of the Mortgagee.

This mortgage is executed to amend the property description in that mortgage from the Mortgagor to the Mortgagee recorded on Aug. 9, 1982 in Mortgage Book 1577 at page 415.

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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 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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