

117 Dalewood Dr., Simpsonville, SC 29681

MORTGAGE OF REAL ESTATE-Provided by RILEY AND RILEY, Attorneys at Law, Greenville, S. C. BOOK 1590 PAGE 774

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 3 2 27 PM '83
DUNN L. TANNERSLEY
R.M.C.

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

WHEREAS, TEMPLE BAPTIST CHURCH

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. C. LEAGUE AND GEORGE LEWIS LEAGUE

(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-FIVE THOUSAND and NO/100-----Dollars (\$ 25,000.00) due and payable
in installments of Six Hundred Twenty-five Dollars (\$625.00) per month, with privilege given the Mortgagor to pay all or any part of the principal of this Mortgage at anytime without penalty

with interest thereon from date at the rate of ten(10%) 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, in the Town of Simpsonville, being located on the southerly side of West Curtis Street and having, according to a plat prepared for Temple Baptist Church by J. L. Montgomery, III, R.L.S., the following metes and bounds, to-wit:

BEGINNING at a W.C.M. Marker on the southerly side of West Curtis Street in line of other property of Temple Baptist Church and running thence with the southerly side of West Curtis Street N. 64-30 E. 149.8 feet to an iron pin found; thence with line of property now or formerly of L. W. Greene Estate, S. 14-30 E. 134.7 feet to an iron pine found; thence with line of property now or formerly of Bramlett, S. 65 W. 29.8 feet to an iron pin found; thence continuing with Bramlett line S. 14-44 E. 85.8 feet to an iron pin found; thence along property now or formerly of Pollard S. 64-30 W. 119.8 feet to a W.C.M. Marker at joint property of Grantee herein; thence with line of property of Grantee herein N. 14-30 W. 220.5 feet to a W.C.M. Marker on the southerly side of West Curtis Street, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of J. C. League and George Lewis League of even date, to be recorded herewith.

It is hereby agreed by the Mortgagor and the Mortgagees that the residence located on the mortgaged property shall not be moved or otherwise altered until the principal of this mortgage has been reduced to FIFTEEN THOUSAND DOLLARS (\$15,000.00).

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JAN-3-83
TAX
PR 11218
10.00

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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 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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