

MORTGAGEE'S ADDRESS: 115 S. Georgia Ave., Greenville, S.C. 29611
MORTGAGE OF REAL ESTATE - OFFICE of Leiber, Wood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. BOOK 1593 PAGE 334

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 31 2 16 PM '83
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Charles Westbury, Charles Curry, Bennie Taylor, Matthew Hawley, W.S. "Bill" Rogers, David Harrison, J. Dan Gosnell, Frank Watkins and Pat Garrett, as Trustees of Trinity United Methodist Church (formerly Trinity Methodist Church) (hereinafter referred to as Mortgagor) is well and truly indebted unto M.L. Garrett Construction Company, Inc.,

(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 Thirty-seven Thousand Five Hundred and 00/100 ----- Dollars (\$ 37,500.00----) due and payable

with interest thereon from _____ date _____ at the rate of 13.75 per centum per annum, to be paid: according to the terms of said note

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, the Mortgagee's heirs, 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 City of Greenville, and being known and designated as Lot No. 10 as shown on a revised plat of Traxler Park prepared by R.E. Dalton, October 1920, recorded in Plat Book E at Pages 270-271, and being more particularly described according to a more recent survey prepared by Piedmont Engineering Service, August 2, 1947, as follows:

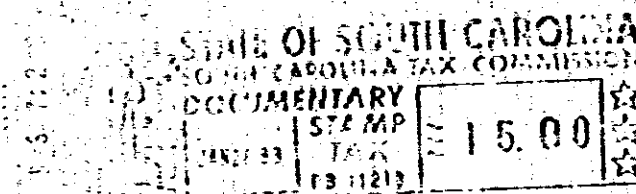
BEGINNING at an iron pin at the southeast corner of Augusta Road and Park Drive and running thence with said Augusta Road, S. 36-59 W. 229 feet; thence continuing with said Augusta Road, S. 34-34 E. 90 feet to an iron pin, corner of Lot 11; thence with line of said lot, N. 53-16 E. 273 feet to an iron pin on the southern side of Park Drive; thence along said Park Drive the following courses and distances: N. 44-14 W. 90.7 feet to an iron pin; thence N. 47-15 W. 91.5 feet to an iron pin; thence N. 66-16 W. 82.2 feet to an iron pin; thence S. 85-34 W. 68 feet to an iron pin; thence S. 73-42 W. 100 feet to an iron pin; thence S. 48-56 W. 50 feet to the beginning corner. Being the same conveyed to the Trustees of Trinity Methodist Church (formerly Memorial Methodist Church) by deed recorded in Deed Book 352 at Page 77 on July 3, 1948, from J.O. Merritt, et al. Trustees.

Also,

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lot 'A' on plat of property of Roger C. Peace, et al., recorded in Plat Book K at Page 60, and having according to a more recent plat of property of W.A. Pardue, dated November 1940, recorded in Plat Book U at Page 181, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Augusta Road, said pin being 330.8 feet southeast of the intersection of Park Drive and Augusta Road, and running thence N. 53-10 E. 261.2 feet to iron pin on Park Drive; thence with said Park Drive S. 43-37 E. 101.8 feet to iron pin, joint rear corner of Lots A and B; thence with line of Lot B, S. 53-33 W. 283.9 feet to iron pin on Augusta Road; thence with said Augusta Road, N. 30-43 W. 100 feet to the point of beginning. Being the same conveyed to the Trustees of Trinity Methodist Church (formerly Memorial Methodist Church) by deed recorded in Deed Book 538 at Page 170 on November 4, 1955, from Isbell Lane Sisk.

This mortgage is equal in priority to a mortgage executed this date in favor of R.V. Chandler & Sons, Inc.



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.