

Mortgagee Address:
206 Laurel Rd.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
FILED
1 01 31 '83
DONNIE S. HALEY

Greer, S.C., 29651
PURCHASE MONEY
MORTGAGE OF REAL ESTATE

EDWARDS, DUGGAN & REESE
Attorneys-at-Law
P.O. Box 569
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HARMONY FELLOWSHIP CHURCH by its Deacons as Trustees
(hereinafter referred to as Mortgagor) is well and truly indebted unto MATTIE JANE HOOD STROUD

(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 FOUR THOUSAND AND NO/100ths Dollars (\$ 24,000) due and payable
in 120 monthly installments of \$317.16 beginning June 9, 1983 with
privilege of anticipation without penalty

with interest thereon from date at the rate of 10.0 per centum per annum, to be paid: monthly as aforesaid

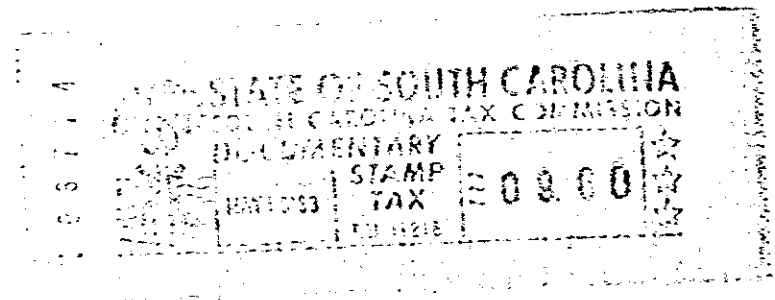
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 8.00 acres, as described on a plat entitled, "Property of Harmony Fellowship Church" prepared by John A. Simmons, Surveyor, dated April 29, 1983 to be recorded herewith. The subject property is located at the northeasterly corner of the intersection of Suber Road and Hood Road.

THIS is the identical property conveyed to the Mortgagor by deed of the Mortgagee to be recorded of even date herewith and this mortgage is being given to secure a portion of the purchase price of the within described property.

Mortgagee does hereby covenant and agree that when the principal balance hereunder has been reduced to \$20,000.00 that Mortgagee shall thereupon execute an appropriate release of westerly four (4) acres of the subject property to be first surveyed off with 335 feet of frontage on Hood Road; 491.42 feet on Suber Road; approximately 335 feet on the northerly side and 547 feet on the easterly side as per an agreed preliminary drawing thereof approved by the parties.



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Together with all and singular rights, members, herditaments, 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.