

MORTGAGE OF REAL ESTATE

BOOK 1610 PAGE 392

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
JUN 7 3 29 PM '83  
DONNIE S. WATERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EMILE BARROUK, GLENN Y. BARTON and MARK LAWRENCE, TRUSTEES FOR BIBLE BAPTIST CHURCH, (hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN F. BATSON and KATHRYN F. BATSON

(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 Seven Hundred Fifty and NO/100----- Dollars (\$ 24,750.00 ) due and payable

Quarterly equal payments of \$935.35, beginning three (3) months from date, and each quarter thereafter for a period of ten years until paid in full,

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 10% per centum per annum, to be paid: Quarterly

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 Highland Township, about one-fourth mile northwest of Mountain View School, containing 1 acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at the fork of the Old State Road and the Tigerville-Locust Road, and running thence with said Old State Road, S. 33-45 E., 390 feet; thence N. 87-30 W. 288.6 feet to a nail in the Tigerville-Locust Road; thence with said Road, N. 15-40 E., 95.5 feet; thence still with said Road, N. 11-45 E., 225 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors by deed from Alvin F. Batson and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1179 at Page 825, the 7 day of <sup>JUNE</sup> May, 1983.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
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JUN 10 1983

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-----3 JUN 7 83

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 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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