

1050 Edwards Rd
Greenville, SC

BOOK 1610 PAGE 442

FILED PURCHASE MONEY MORTGAGE

GREENVILLE S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 7 12 15 PM '83

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, David R. Brown and Martha L. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edwards Road Baptist Church

(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-Nine Thousand and No/100-----

----- Dollars (\$ 29,000.00) due and payable in one hundred twenty (120) consecutive monthly payments of Two Hundred Seventy-Six and 18/100 (\$276.18) Dollars to be applied first to interest and then to principal commencing July 1, 1983, and continuing on the same day of each month thereafter; the entire indebtedness due hereunder if not sooner paid shall be due and payable in full on or before July 1, 1993.

with interest thereon from date at the rate of eleven per centum per annum, to be paid: per 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:

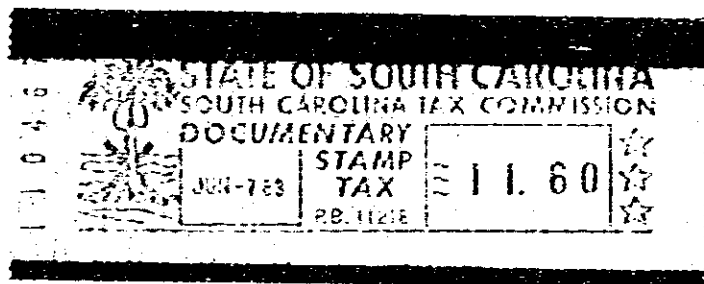
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, 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

ALL that lot of land in Chick Springs Township, Greenville County, State of South Carolina, at the southwestern corner of Shamrock Lane (formerly Cherry Street) and Link Drive, near the city of Greenville, being shown as Lot 2 on a plat of T. T. Link Property recorded in Plat Book D at page 248 and described as follows:

BEGINNING at an iron pin at the southwestern corner of Shamrock and Link Drive and running thence with the western side of Shamrock Lane, S.6-38W. 81 feet to an iron pin; thence N. 83-22W. 168 feet to an iron pin; thence N.6-42E. 81 feet to an iron pin on Link Drive; thence with the southern side of said drive, S.83-22E. 168 feet to the beginning corner.

This being the same property conveyed unto the mortgagors by deed of Edwards Road Baptist Church executed and recorded of even date herewith in the RMC Office for Greenville County, South Carolina.



TRANSFER OF THE PROPERTY; ASSUMPTION

If all or any part of the property or an interest therein is sold or transferred by mortgagors, excluding (a) the creation of a lien or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, all the sum secured by this mortgage shall be immediately due and payable.

In the event of such acceleration, mortgagee shall mail mortgagors notice of acceleration by certified mail. Such notice shall provide a period of not less than thirty (30) days from the date the notice is mailed within which mortgagors may pay the sum declared due. If mortgagors fail to pay such sums prior to expiration of such period, mortgagee may, without further notice or demand on mortgagors, invoke any remedies permitted by paragraph (6) hereinbelow, plus any 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.

and other rights or remedies available to mortgagee.

5770

4328 RW-21