

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

1975 PAGE 288

WHEREAS, Reedy Fork Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Five thousand and no/100

Dollars (\$ 5,000.00 ) due and payable

with interest in accordance with the terms of the said promissory note, the maturity date of which is 180 days from date.

~~with interest at the rate of~~

~~per annum~~

~~per annum per annum, to be paid~~

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, Grove Township, on the Eastern side of Fork Shoals Road, being Lots Twelve (12) and Eleven (11) as shown on a Plat of property of John R. and Bernice L. Julian by Jones Engineering Service, C. C. Jones, Registered Professional Engineer and Land Surveyor No. 1144, dated June 24, 1971, and recorded in the RMC office for Greenville County, South Carolina in Plat Book 4-N at Page 31, the same being more particularly described my metes and bounds as follows:

BEGINNING at an iron pin, joint corner of property now owned by Reedy Fork Baptist Church and Lot No. 12 on the east side of Fork Shoals Road, and running thence N. 63-54 E. 431 feet to an iron pin, joint corner of Lots now or formerly known as Lots 13, 12 and 14; thence S. 30-39 E. 100.7 feet to an iron pin; thence S. 30-39 E. 25 feet to an iron pin; joint rear line of Lots 12 and 11; thence along rear line of Lot No. 11 S. 20-54 E. 94 feet to an iron pin at joint corner of Lots 11 and 10; thence S. 69-41 W. 450.7 feet, being line of division of Lots 11 and 10 to an iron pin in the east side of Fork Shoals Road; thence along said Road N. 20-54 W. 94 feet to an iron pin at said Road; thence along said Road N. 20-54 W. 80 feet to the point of BEGINNING.

The above described property is the same property conveyed to the Mortgagor by Deed of Reedy Fork Baptist Church recorded December 4, 1975, in Deed Book 1028 at Page 111.

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in Grove Township, and having the following metes and bounds, to-wit:

BEGINNING at iron pin in fork of road and running thence N. 57 E. 3.17 chains to pin in road; thence S. 19-30 E. 6.36 chains to iron pin; thence S. 57 W. 3.17 chains to pin on side of road; thence N. 19-30 W. 6.36 chains to the beginning corner, and containing 2 acres, more or less, and being the same property conveyed to St. Albans School District #4A in deed recorded in the RMC office for Greenville County in Deed Bolume 68 at Page 194.

ALSO: ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in Grove Township, having the following metes and bounds:

BEGINNING at an iron pin at corner of school and running thence S. 19-30 E. 1.36 chains to iron pin; thence N. 73-30 E. 4.70 chains to pin; thence N. 19-30 W. 9.10 chains to pin in road; thence with road S. 57 W. 1.62 chains to school property; thence with school line, S. 19-30 E. 6.36 chains to pin; thence continuing with school line, S. 57 W. 3.18 chains to the beginning corner, containing 2 acres, more or less, and being the same property conveyed to St. Albans School District #4A by deed recorded in the RMC office of Greenville County in Deed Volume 89 at Page 27.

The above described property is the same property conveyed to the Mortgagor by Deed of School District of Greenville County recorded Sept. 27, 1967, in Deed Book 829, Page 339.

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 is 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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