

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
GREENVILLE, S.C.

MORTGAGE OF REAL ESTATE 800X1632 761

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ~~Hope~~ Independent Presbyterian Church, a South Carolina non-profit corporation, R.M.L. (hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank, P.O. Box 6807, Greenville, South Carolina 29606

(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 Sixty Thousand Dollars (\$ 60,000.00) due and payable

with interest thereon from even date at the rate of 14% per centum per annum, to be paid: as set forth in 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, being a 1.2 acre lot as shown on survey prepared by Freeland and Associates dated October 20, 1983, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Sharon Drive approximately 135.1 feet from the intersection of Sharon Drive with Parkins Mill Road and running thence S 29-53 W 306.06 feet to an iron pin; thence N 60-07 W 153.98 feet to an iron pin; thence N 1-30 W 30.47 feet to an iron pin; thence N 29-53 E 287.2 feet to an iron pin on Sharon Drive; thence along Sharon Drive S 57-42 E 170.0 feet to an iron pin being the point of beginning.

DERIVATION: This being a portion of the same property conveyed to Mortgagor herein by deed of Faith Free Presbyterian Church as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1199, Page 356, on October 27, 1983.

RECORDED IN DEED BOOK 1199 PAGE 356
GREENVILLE, S.C.
OCT 27 1983
STAMP TAX \$24.00

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 heireinabove 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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