

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
v/v 2 20/1/89

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald E. Jacks, Donald E. Ford, James C. Styles and Jerry L. Lindsey, as Trustees for Calvary Apostolic Church, Inc. (hereinafter referred to as Mortgagor) is well and truly indebted unto Martha F. Bullock, James L. Faircloth, Jr., Ava Faircloth Blazi and David Warren Faircloth (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

according to terms of promissory note executed of even date herewith, with interest thereon from date at the rate of 10% per centum 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, its successors and assigns:

ALL that piece, parcel or lot of land, situate, lying and being on the southern side of Eunice Avenue, the eastern side of Mars Hill Street and the western side of Pleasant Grove Street, in Greenville County, South Carolina, being shown as a portion of Block No. 5 on a plat of Fortner Park, made by J. C. Hill, Surveyor, recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, page 172, and having, according to a survey for Calvary Apostolic Church, made by Tri-State Surveyors, dated August, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Eunice Avenue, at the intersection thereof with Mars Hill Street, and running thence with the southern side of Eunice Avenue, S. 33-28 E. 109.37 feet to an iron pin; thence with the western side of Pleasant Grove Street, S. 36-46 W. 432.92 feet to an iron pin; thence with the line of property owned by Walter G. and Mary E. Hudson, N. 33-50 W. 346.63 feet to an iron pin on the eastern side of Mars Hill Street; thence with the eastern side of Mars Hill Street, N. 69-03 E. 419.84 feet to the point of beginning, containing 2.14 acres, more or less.

The above property is the same conveyed to the Mortgagors herein by deed of Martha F. Bullock, James L. Faircloth, Jr., Ava Faircloth Blaza and David Warren Faircloth, to be recorded simultaneously herewith.

The Mortgagor reserves the right upon request to have the within mortgage subordinated as a junior lien to the lien of any first mortgage, covering the above described property, on which the mortgagee is a Bank, Federal or State Savings & Loan Association or similiar institution and which loan is given as security for the construction of buildings and improvements upon the above described property.

RECORDED
STAMP = 02.00

Together with all and singular rights, members, hereditaments, 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 heretofore 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the repayment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee in any amount as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.