

N. T. E.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
R.M.C. S.C.

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

WHEREAS, Trustees of Simpsonville First Free Will Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Luona B. Goodwin
P. O. Box 512
Simpsonville, S. C. 29681

(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 Six Hundred Eighty One and 69/100 ----- Dollars (\$ 24,681.69) due and payable

in equal monthly installments of Two Hundred Seventeen and 42/100 (\$217.42) Dollars, each, on the first day of each month until paid in full,

with interest thereon from date at the rate of 8 1/2 per centum per annum, ~~XXXXXX~~

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:

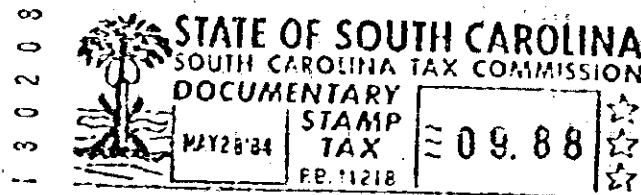
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 designated as 5.36 acres, on East Georgia Road, near the City of Simpsonville, as shown on a plat entitled "Simpsonville First Free Will Baptist Church", dated February 23, 1978, prepared by T. H. Walker, SCRLS #3182, recorded in the RMC Office for Greenville County, S. C., in Plat Book 6-Q, at page 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of East Georgia Road and Ponderosa Drive, and running N.21-15W., 287.28 feet to an iron pin; thence turning and running N.61-41E., 226.36 feet to an iron pin; thence turning and running N.17-12E., 253.98 feet to an iron pin; thence turning and running N.53-20E., 233.55 feet to an iron pin at or near the center of a gravel drive; thence with said gravel drive, S.48-35E., 287.76 feet to an iron pin; thence turning and running S.20-25E., 245.9 feet to an iron pin on the northerly side of East Georgia Road; thence turning and running with the northerly side of East Georgia Road, S.59-00W., 226.36 feet to an iron pin, S.57-44W., 164.48 feet to an iron pin, S.56-14W., 218.42 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Luona B. Goodwin, said deed to be recorded herewith.

Mortgagor may not prepay more than 29% of the original amount of this mortgage in any given calendar year.



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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.