

Mortgage Address:
2101 Duke Hampton Bldg.
Greenville, S.C. 29615

MORTGAGE OF REAL ESTATE - TERRY E. HASKINS, ATTORNEY

VOL 1074 PAGE 845

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID L. NESTBERG and E. ROSA NESTBERG

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MORNINGSIDE BAPTIST CHURCH, a South Carolina
eleemosynary corporation.

(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 FORTY-SIX THOUSAND EIGHT HUNDRED NINETY-THREE AND 75/100-----
Dollars (\$ 46,893.75) due and payable
according to the terms of the note signed of even date herewith.

~~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:~~

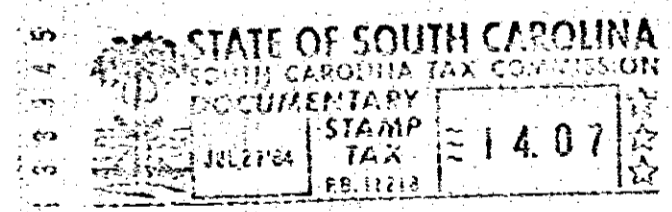
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, State of South Carolina, on the southwestern side of Strange Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Strange Road at its intersection of the southern boundary of a Duke Power right-of-way and running thence with said Road the following courses and distances, to-wit: N. 22-25 W. 100 feet; thence continuing with said Road, N. 34-24 W. 100 feet thence continuing with said Road N. 55-05 W. 125 feet; thence continuing with said Road, N. 61-48 W. 78.3 feet to an iron pin; thence continuing with said Road, 100 feet to an iron pin; thence S. 12-59 W. 330 feet to an iron pin; thence N. 80-49 E. 107 feet to an iron pin; thence S. 10-28 W. 215 feet to an iron pin on the southern boundary of the Duke Power right-of-way; running thence with the said right-of-way, N. 73-33 E. 597.3 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat (s) or on the premises.

This being the same property as conveyed to E. Rosa Nestberg by deed of Morningside Baptist Church, a South Carolina eleemosynary corporation dated of even date herewith and recorded in the RMC office for Greenville County in Deed Book 1218 at page 54 .



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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 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 hereinaabove 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.