MORTGAGE OF REAL ESTATE

VOL 1695 PAGE 921

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S.C.
DEC 27 10 41 AM '84
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Emmanuel Baptist Church

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, P.O. Box 485, Travelers Rest, SC 29690-0485

(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 Seventy-two Thousand

Dollars ($ 72,000.00 ) due and payable

with interest thereon from even date at the rate of fifteen (15) per centum per annum, to be paid: as per 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, on the western side of St. Marks Road being shown on plat entitled "Property of Helen M. Wilson, Hazel M. Dillard, and Mary Sue M. Morton, as prepared by Lindsey & Associates, dated July 10, 1984, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10U, Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of St. Marks Road, joint front corner of subject property and property of Virginia B. Mann and running thence along the common line with said property of Virginia B. Mann S 82-01 W 425.8 feet to an iron pin in the property line of Bob Jones University; thence along said property line N 9-18 W 258.46 feet to an iron pin; thence along the common line of Grantors herein N 51-02 E 322.53 feet to an iron pin on the western side of St. Marks Road; thence along St. Marks Road the following courses and distances: S 35-04 E 101.41 feet, S 29-54 E 100.1 feet, S 25-33 E 100.11 feet, S 23-09 E 87.13 feet, and S 24-52 E 64.45 feet to an iron pin, being the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Helen M. Wilson, Hazel M. Dillard, and Mary Sue M. Morton as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1217, Page 178, on July 16, 1984.

At the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 27 '84
PB 11213
21.60

4000 8

21801

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.

GREENVILLE OFFICE SUPPLY CO. INC.

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