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HORTON, DRAWDY, MARCHBANKS, HARRIS, COOPER & SPAN & BROWN, P.A. 307 PETTIGRU ST., GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } APR 27 3 43 PM '77 MORTGAGE OF REAL ESTATE BOOK 47 PAGE 117

COUNTY OF GREENVILLE }  
 Bank of Greer }  
 601 North Main Street }  
 Greer, S. C. 29651 }

DONNIE S. JANKERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Samuel K. Greene, Robert B. Shockley and Leonard E. Hall, as Trustees of Parkwood Baptist Church  
 (hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer

(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 and No/100

Dollars (\$ 60,000.00—) due and payable over a period of 10 years in equal monthly payments of \$760.06 each with the first such payment due on the 1st day of May 1977. The said property conveyed to the Mortgagor, Parkwood Baptist Church, by deed of Lewis C. Dyer and Cordelia C. Dyer recorded in the R.M.C. Office on March 11, 1976 in Deed Book 1032 at Page 872 and deed of Nettie Cole recorded in the R.M.C. Office on March 11, 1976 in Deed Book 1032 at Page 870.

*Donnie S. Jankersley R.M.C.*  
*Robert B. Shockley*  
*Samuel K. Greene*  
*Leonard E. Hall*

RECORDED  
 APR 20 1977  
 DONNIE S. JANKERSLEY  
 R.M.C.  
 25157  
 APR 20 1977

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, together with 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

The Mortgagee 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 payment 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 Mortgagee by the Mortgagee so long 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.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and receipts thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4328 (REV. 2)