



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



GREENVILLE CO. S. C.  
4 157

MORTGAGE OF REAL ESTATE

FROM THESE PRESENTS MAY COME

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WHEREAS, SANDY SPRINGS BAPTIST CHURCH, by its duly authorized Finance Committee (hereinafter referred to as Mortgagee) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY a P. O. Box 8, Williamston, South Carolina



(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee'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

in monthly installments of \$760.08 beginning on the 1st day of the month following the date of completion of construction of a proposed education building on the Mortgagee's property OR August 1, 1977, which ever first occurs. Said payment shall be applied first to interest and balance to principal.

With interest thereon from date at the rate of 8 7/8 per centum per annum, to be paid monthly as aforesaid

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

the southerly side of Snow Road; thence with the line of property of J. Herman Campbell, Jr., S. 35-57 W. 469 feet to an iron pin; thence still with said Campbell line N. 53-33 W. 604 feet to an iron pin; thence along the line of William E. Garrison et al., N. 26-49 E. 302.83 feet to a Sweet Gum tree; thence still with said Garrison line S. 83-23 E. 301.39 feet to the point of beginning.

The subject property consists of five separate parcels conveyed to the Church as follows:

- (1) .19 acres conveyed by William E. Garrison, et al, by deed to be recorded herewith.
- (2) 2.06 acres conveyed by Allie Ligon Garrison, et al. recorded on June 7, 1949 in Deed Book 383 at page 413.
- (3) .49 acres conveyed by deed of E. B. Garrison, recorded on March 12, 1932, in Deed Book 161, at page 143.
- (4) 2 acres, more or less granted to the aforesaid Church around 1832 by unknown grantors. Such deed of conveyance being lost and apparently unrecorded.
- (5) 1 1/8 acres conveyed by John T. West by deed recorded January '6, 1902, in Deed Book III at page 433.

This mortgage is being executed by the Finance Committee of Sandy Springs Baptist Church pursuant to the authorization of the congregation thereof at a special meeting of the congregation in accordance with the custom usages, by laws and/or constitution of the said Church.

REC 41384

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 to be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed 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 to lawfully enjoy the premises hereinbefore 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, warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons, whomever lawfully claiming the same or any part thereof.

FILED  
REC 41384  
THIS 13th DAY OF NOVEMBER 1977  
SOUTHERN BANK AND TRUST COMPANY  
16732  
DANIEL J. LINDSEY  
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